



# ROSEMARY COTTAGE

Beare Green, Dorking, Surrey









# A SEMI-DETACHED VICTORIAN HOME WITH STUNNING SOUTH-WEST FARMLAND VIEWS.

## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Cloakroom

**First Floor:** Principal bedroom with en suite | Three further bedrooms | Family bathroom

## Outbuildings

Car port

## Distances

**Local towns:** Ockley 1.3 miles, Beare Green 2.3 miles, Capel 2.9 miles, Cranleigh 7.9 miles, Guildford 15.4 miles

**Train stations:** Holmwood station 2.6 miles (London Victoria from 70 minutes)

Dorking mainline station 7.3 miles (London Waterloo from 53 minutes, London Victoria 56 minutes)

Horsham station 8.9 miles (London Victoria from 55 minutes, London Blackfriars from 61 minutes)

Leatherhead station 12.2 miles, London Waterloo 45 minutes, London Victoria 51 minutes)

**Roads:** A3 West Clandon 14.3 miles, M25 (Leatherhead Junction 9) 13 miles

**Airports:** London Heathrow 28.5 miles, London Gatwick 11.9 miles

(All distances and times are approximate)





## SITUATION

Rosemary Cottage is ideally positioned just north of the charming village of Ockley, nestled in the heart of the Surrey Countryside. Surrounded by picturesque farmland and woodland, Ockley offers a peaceful rural setting with excellent access to Guildford, Dorking and beyond. Steeped in history and recorded in the Domesday Book, the village is home to the 12th-century Church of St Margaret and offers a timeless village atmosphere, making it a perfect countryside retreat with superb nearby transport links and amenities.

There is an excellent range of schools nearby including Leith Hill School in Holmbury St Mary, Farlington School in Horsham, Pennthrope Preparatory School in Rudgwick, Longacre School in Shamley Green, Duke of Kent in Ewhurst, St. Johns in Leatherhead, Cranleigh School in Cranleigh, Reigate Grammar in Reigate and Boxhill School in Mickleham.









Ockley and the surrounding areas offer a wealth of outdoor pursuits amidst the rolling landscapes of the Surrey Hills Area of Outstanding Natural Beauty. Scenic trails wind through woodland and farmland, with nearby Leith Hill, Holmbury Hill and Hurtwood Forest providing spectacular walking routes and far-reaching views.

Box Hill's iconic Stepping Stones Walk and Denbies Wine Estate in Dorking- offering award-winning tours and tastings- are both within easy reach. The historic market town of Guildford is nearby, offering riverside walks, cultural attractions, and a vibrant selection of shops and eateries. Family-friendly highlights include the Hannah Peschar Sculpture Garden for a visual adventure, and Bocketts Farm in Leatherhead for hands-on farm activities and animal encounters.

The nearby town of Dorking is renowned for its antiques, cultural venues, and scenic walks. Well-regarded local pubs such as The Cricketers Arms, The Inn on the Green and The Parrot in Forest Green are conveniently close. With a rich variety of activities from hiking and cycling to wine tasting and cultural exploration, Ockley and the surrounding area perfectly balance rural tranquillity with vibrant leisure opportunities.

## ROSEMARY COTTAGE

Rosemary Cottage is a charming Victorian property built in the late 19th century, superbly positioned to enjoy the outstanding south-west facing farmland. This elegant home retains its period character throughout, with well-proportioned rooms that benefit from a bright and inviting ambiance.

The spacious dining room flows naturally into the cosy sitting room, which presents a feature fireplace and offers stunning views across the surrounding farmland. The bespoke kitchen/breakfast rooms, with its triple aspect windows, enjoys an abundance of natural light and complements the character of the house with traditional cabinetry, and solid wood work surfaces, and limestone flooring.









The first floor offers four bedrooms, including a particularly generous double-aspect principal suite with some of the finest views from the property, complete with a large walk-in wardrobe and an en suite bathroom. A well-appointed family bathroom completes the accommodation.

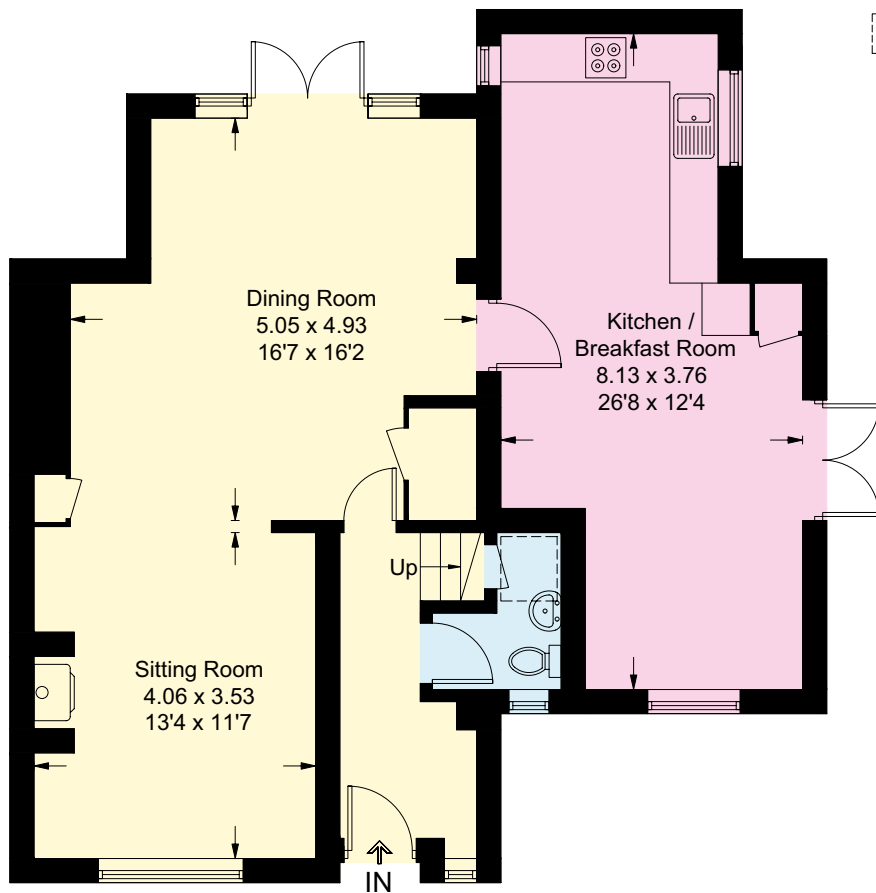






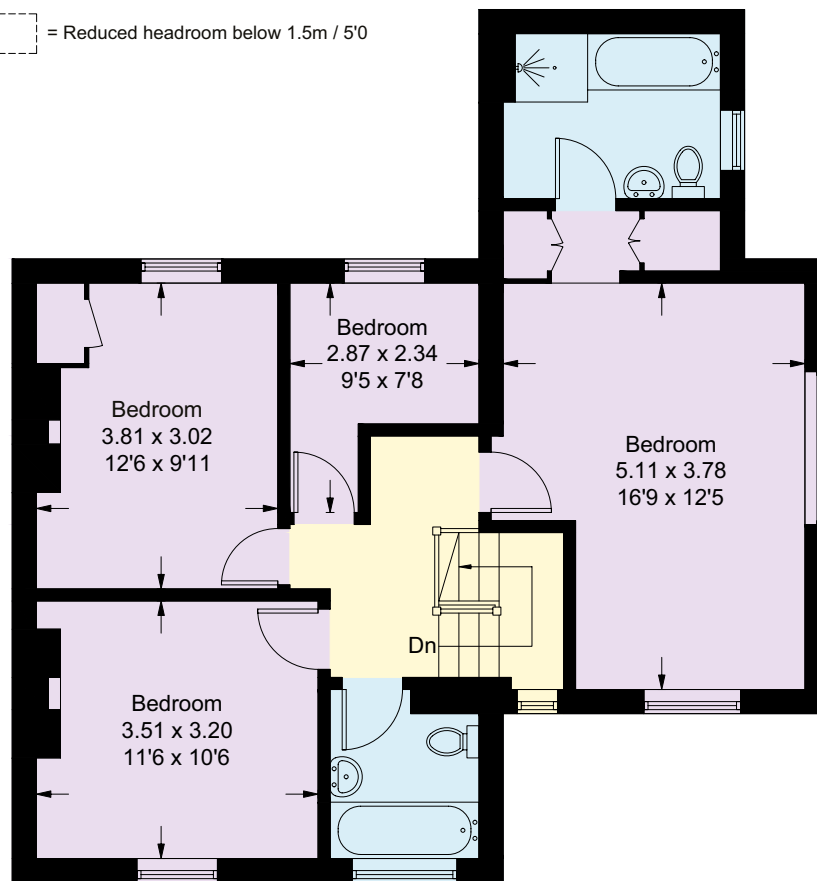


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

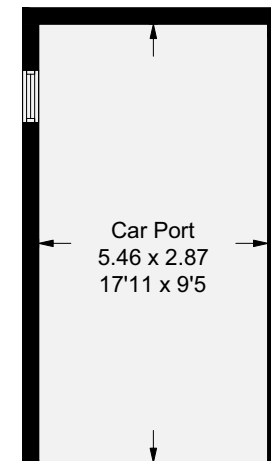


**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**



(Not Shown In Actual)

Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft  
(Excluding Store / Car Port)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







# GARDEN AND GROUNDS

Externally, the gardens are a defining feature of Rosemary Cottage. A small gravel area with raised beds adjoins the dining room, while the principal gardens lie to the side, capitalising on the spectacular rural outlook. A spacious patio area has been thoughtfully positioned to catch the late afternoon and evening sun, with a stream marking the north-eastern boundary. To the front, private parking is provided.









# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water and electricity, oil central heating and private drainage.

**Local Authority:** Mole Valley Borough Council: 01306 885001

**Council Tax:** Band F

**EPC Rating:** D

**Tenure:** Freehold

**Directions**

**Postcode:** RH5 4PY

**What3words:** ///mixing.finds.waltz

**Viewings:** Viewing is strictly by appointment through Knight Frank.









I would be delighted  
to tell you more.

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