



# Kings Arms Court, Dorking

£1,295,000





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The property enjoys a delightful setting with beautiful countryside walks close by, ideal for making the most of the surrounding scenery. A charming local village farm shop is within easy reach, adding to the strong sense of community and providing wonderful local produce. The nearby train station offers a direct link to London Victoria, making it well suited to commuters. For a wider range of amenities, the vibrant market town of Dorking is just a short drive away, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Altogether, the location strikes a perfect balance between rural charm and everyday convenience.

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Kings Arms Court is a special Grade II listed home, steeped in history and quietly part of village life. Built in 1680 as a manor house, it later became the much-loved Kings Arms public house in the mid-19th century. Today, it has been thoughtfully and sympathetically transformed into a warm and welcoming country home, beautifully blending period character with modern comfort.

Extending to over 4,250 sq ft across three floors, the house retains a wealth of original features, including exposed timber beams, grand inglenook fireplaces, and even the ornate bar from its former life—a striking focal point in the principal reception room. Additional reception rooms, including a formal dining room, cosy family room, and study, offer flexibility for modern living and working from home.

The vaulted kitchen is both striking and practical, with bespoke Shaker-style cabinetry, granite worktops, a range cooker, and space for informal dining. French doors open onto the patio and garden, creating an easy indoor-outdoor flow. A boot room and separate utility add everyday convenience and practicality.

Upstairs are five well-appointed bedrooms, three with en-suites, including a principal suite with dressing room and bath/shower. The second floor offers a substantial sixth bedroom with its own en-suite and dedicated living area, ideal for visitors, older children, or extended family.

Outside, the private landscaped garden provides lawn, mature planting, and secluded seating areas, alongside two parking spaces and a double open-bay car port.

Living in Ockley offers access to excellent local amenities, reputable schools, and the stunning Surrey countryside, making this property ideal for families seeking historic charm combined with exceptional modern living comfort.



# Need to know

- Grade II listed family home
- Originally a 1680 public house
- Refurbished with period features
- Exposed beams and Inglenook fireplaces
- Vaulted kitchen with Shaker cabinetry
- Six bedrooms with four en suites
- Landscaped, low-maintenance garden
- Double open-bay car port with two further parking spaces
- Located in thriving Ockley village
- No onward chain, ready to move in



## Interested?

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Kings Arms Court, Ockley, Dorset  
Total Area: 396.2 m<sup>2</sup> ... 4264 ft<sup>2</sup> (excluding double carport)  
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RALPH JAMES