



A delightful Grade II listed two bedroom house

1 The Old School House, Ockley Village, Surrey RH5 5TH



Full of charm and character • Beautifully finished with high quality fittings • Lovely village setting • Private driveway for several vehicles • Close to outstanding walks

Local information

The property is located south of Ockley village green. The village has a local farm shop, post office/village store, petrol station with shop restaurant and two pubs. There is an railway station, providing a limited commuter service. A number of events are often held on the village green including the Summer Party and the Bonfire Celebrations.

Ockley is surrounded by miles of open countryside providing superb walking, cycling and riding close at hand in the Surrey Hills. Dorking is about eight miles away with its High Street shopping facilities, commuter stations and schools for all ages. Cranleigh about seven miles, Horsham about seven miles, Dorking just over nine miles, Guildford about 14.6 miles, Central London about 36.9 miles, M25 (Junction 9) about 14.3 miles, Ockley Station about two miles (from 69 minutes to London Waterloo), Dorking Station about eight miles (from 59 minutes to London Waterloo/ Victoria)

About this property

This historic building was formerly an Inn and has been recently been converted into three attached properties by C. Ansell & Sons, specialist builders, whose their fully trained team of traditional craftsmen use the highest quality materials. The firm has been trading since 1791 and as such is one of the oldest family owned businesses in England, having and used extensively for projects by the

Church and the National Trust and as well as private clients. As a result the attention to detail and superb finish is clearly evident. The house has been stunningly designed and appointed and created by blending all the charm of old world features with the comforts of the latest modern fittings. The spacious accommodation is arranged over two floors and particular features include a charming sitting room with a wood burning stove, leading through to the dining room which has a trap door and steps down to a large basement storage area. The kitchen/breakfast room is superbly appointed with quality kitchen furniture and integrated appliances, complemented by granite work surfaces. There is also a utility room and downstairs cloakroom. On the first floor are two well-proportioned bedrooms both have luxurious en suite facilities. Outside there is a lawned garden with feature circular stone patio, (please note that the photograph of the garden was taken prior to the panel fencing being put up which provides private screening from the front). To the front there is an area of garden and a driveway providing off road parking for several vehicles.

Viewing

Strictly by appointment with Savills





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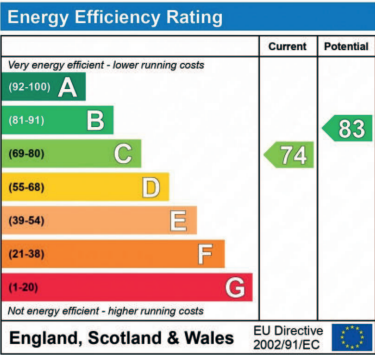
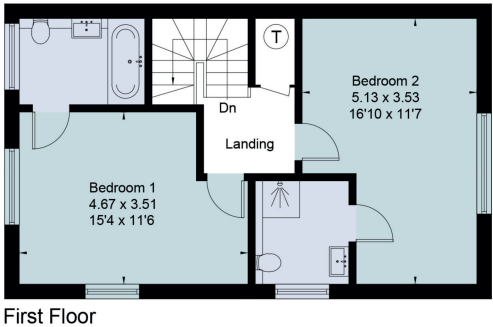
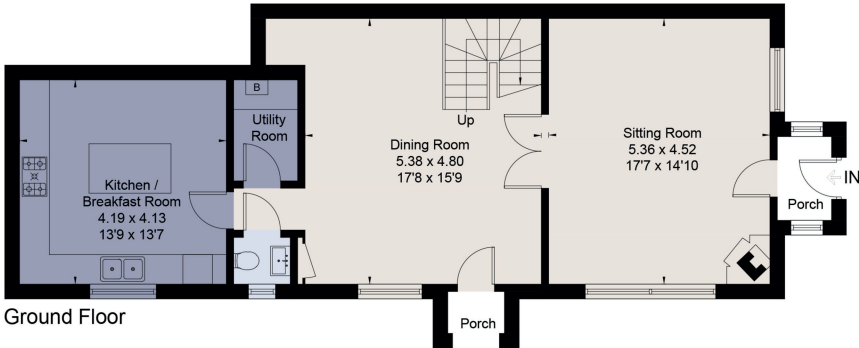


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Approximate Floor Area = 125 sq m / 1346 sq ft



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