



FOREST GREEN HOUSE

FOREST GREEN, SURREY



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FOREST GREEN, DORKING, SURREY

Ewhurst: 2 miles • Cranleigh: 4.7 miles • Dorking: 7 miles • Horsham: 10 miles

Guildford: 12 miles • Gatwick: 14 miles • M25: 14 miles • London: 33 miles

(All distances and times are approximate)

Important Georgian village house, elegantly remodelled

Grand reception hall, drawing room, sitting room, family room, music room and study

Outstanding kitchen/breakfast/garden room and boot room

Wine cellar, laundry room and store rooms

7 en suite bedrooms

Cottage with 2 bedrooms, bathroom, sitting room, dining room and kitchen

Indoor swimming pool, sauna and changing facilities

Triple garage/workshop, conservatory, garden stores and greenhouse

Gardens and grounds

In all about 2.73 acres

house.

savills

Guildford

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Your attention is drawn to the Important Notice on the last page of the text



DESCRIPTION

Understood to date originally from around 1750, the Georgian Forest Green Farm, as it was then known, assumed its later identity following a Victorian make-over, with the addition of the window bays, new roof, tile hanging and a new name, Forest Green House. Used for a period as a guest house, the property has recently been the subject of a major and sympathetic refurbishment that has restored the property to its original impressive and substantial character, whilst providing for all the necessities of modern 21st century family living including a memorable indoor swimming pool.

Internally, the house benefits from a splendid and impressive reception hall, with a carved pine Adam style fireplace and an ornately moulded ceiling. South facing French doors open onto the terrace and offer attractive views over the formal knot garden. The spacious and elegant drawing room retains wood panelled walls, Tudor style timber arch and a feature fireplace, whilst further garden views may be enjoyed from the full height bay window. The remaining ground floor accommodation includes five further reception rooms, currently arranged as sitting, family and media rooms, a games room and study. Stairs from the hall lead down to a spacious wine cellar and general storage area. The superbly appointed kitchen/breakfast/garden room is undoubtedly the 'piece de résistance' of this home. The stylish kitchen area includes a range of high quality bespoke furniture, with granite and quartz work tops, with a central island breakfast bar, integrated appliances, state of the art storage solutions and a five-burner Falcon range cooker (Calor gas) and Cathedral limestone flooring. In open plan arrangement with the kitchen area, a spacious garden/dining room benefits from maximum light from the lantern style skylight, whilst the French doors draw the eye to the grounds outside. Equally suited to elegant formal dining or relaxed family living, this superb space is the heart of the home.

Off this space are a further collection of rooms including a games room and large boot room/utility leading through to a magnificent indoor swimming pool with changing facilities with Bi-fold doors onto a terrace.

First floor accommodation is no less impressive. The stylish double aspect master suite benefits from a generous dressing room and a luxuriously appointed bathroom, as well as lovely views over the grounds and surrounding area. A spacious guest suite and five further beautifully appointed en-suite bedrooms complete the accommodation.









FOREST GREEN HOUSE

Approximate Gross Internal Area:

Main House: 815 sq.m. / 8,774 sq.ft.

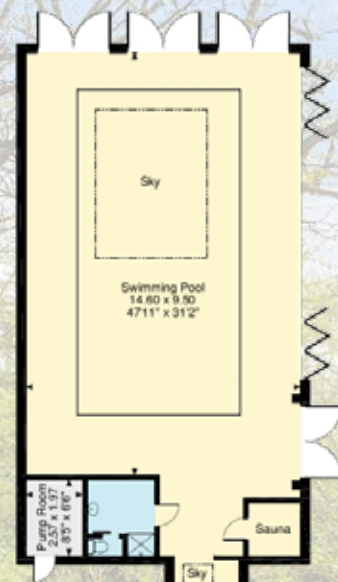
Garage: 69 sq.m. / 737 sq.ft.

Outbuilding: 78 sq.m. / 836 sq.ft.

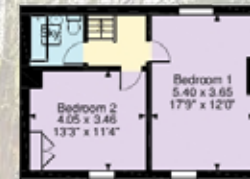
Cottage: 104 sq.m. / 1,118 sq.ft.

Total: 1,065 sq.m. / 11,465 sq.ft.

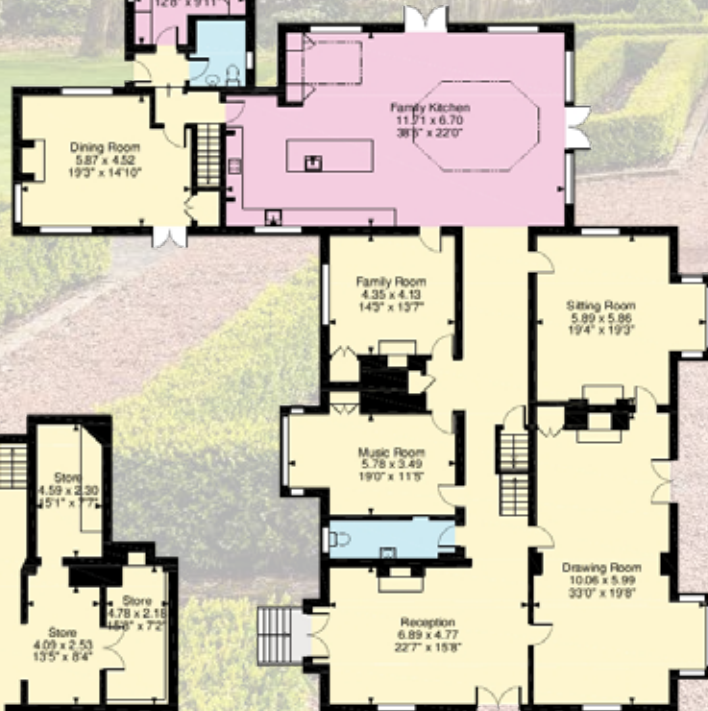
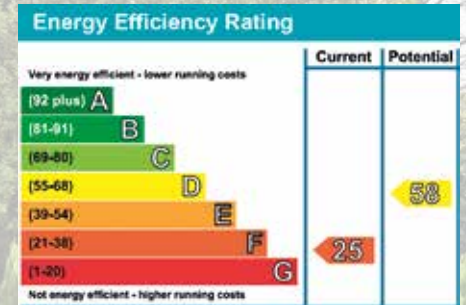
(Quoted Area Excludes 'External Pump Room')



Cottage Ground Floor



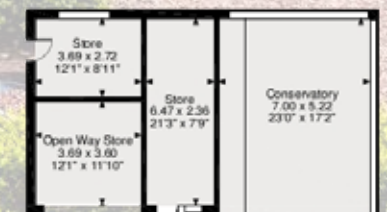
Cottage First Floor



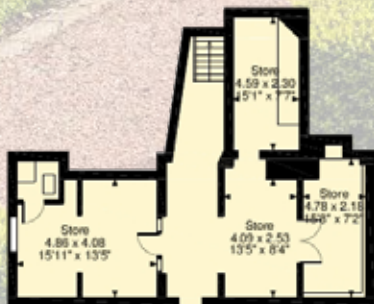
Ground Floor



First Floor



Outbuilding



Cellar



COTTAGE

The property also benefits from a cottage, with two bedrooms, bathroom, two reception rooms and kitchen.

GARDENS AND GROUNDS

The property is approached via automatic wrought iron gates, with entry phone, that open onto a long gravel drive leading to a spacious forecourt and parking area. Set well back from the road, Forest Green House is surrounded by its own grounds comprising mainly extensive areas of lawn, two paved sun terraces, formal knot gardens, with neatly clipped dwarf hedges and outbuildings, including a conservatory with several mature trained vines. There is a delightful 'secret' garden surrounded by tall clipped yew hedges and an area of vegetable garden. Mature trees, including two spectacular American Redwoods, and hedges comprise the boundary providing for privacy and seclusion.



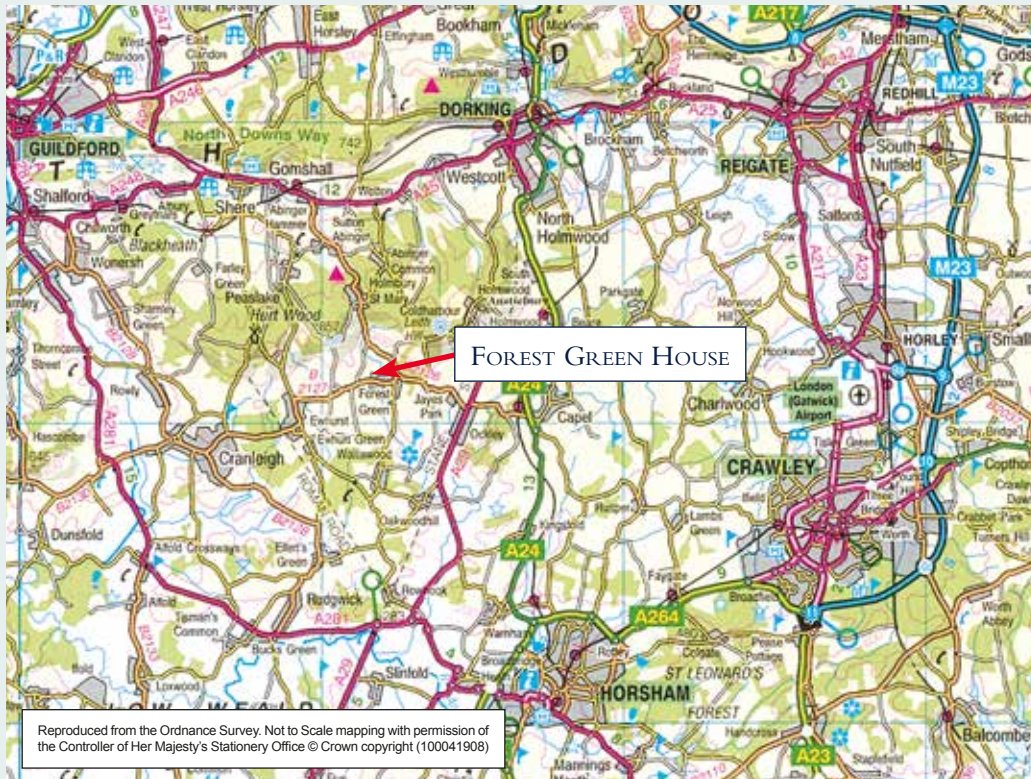
LOCATION

Situated within the Surrey Hills Area of Outstanding Natural Beauty, the ancient hamlet of Forest Green enjoys an enviable location on the edge of the weald and at the foot of Holmbury and Leith Hills, two of Surrey's most well known beauty spots. The hamlet is conveniently placed, being almost equidistant from Dorking, Guildford and Horsham and with easy access via the A24, to the M25, London and Heathrow and Gatwick airports. There is a main line station at Ockley (about 4 miles), with journey times to London of around one hour. Faster and more frequent services are available from Guildford or Dorking.

Forest Green is well known for The Parrot public house and neighbouring Butchers Hall and Country Grocer, overlooking the cricket green. Nearby is the biggest village in England, Cranleigh, which provides a good selection of shops, including a Marks and Spencer, Sainsbury's and a department store, whilst Guildford

and Horsham have excellent ranges of shopping, leisure and cultural amenities. This part of Surrey enjoys a wide choice of good schools, including Hurtwood House, Belmont, Duke of Kent, Farlington and Cranleigh. Recreational opportunities include golf at several local clubs, polo at Ewhurst, racing at Epsom and Sandown Park and shooting and fishing at various local venues. In addition, the surrounding area provides for unrivalled walking, cycling and riding in some of England's most beautiful countryside.





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DIRECTIONS

From Dorking, follow the A24 south to Beare Green and then take the A29 towards Ockley and Bognor. Continue for 2.6 miles and, at Ockley, turn right on to the B2126, Ockley Road, towards Forest Green. Continue for about 1.9 miles, bearing left into Forest Green village. After 0.1 mile, at the village green, bear right at the fork and continue for about 0.3 mile where the entrance to Forest Green House will be found on the right.

SERVICES

The current owners have informed us that they are connected to mains water and electricity. They have a private drainage system. Oil-fired central heating. Bottled Calor gas.

LOCAL AUTHORITY

Mole Valley District Council. Tel: 01306 885001.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

POSTCODE

RH5 5SQ

VIEWINGS

Viewing is strictly by appointment through Savills.

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