



THE OLD RECTORY

SURREY - PRIVATE AND CONFIDENTIAL



THE OLD RECTORY

OCKHAM ROAD NORTH, OCKHAM, SURREY GU23 6NJ



The Old Rectory at Ockham is a delightful period property, surrounded by beautiful mature gardens and grounds, extending to approximately 9.5 acres, with rural views in all directions. The sought after villages of Ripley and Cobham are within 2 and 4.5 miles respectively.

The approach to the property is via a tree-lined drive with fields on either side. Visible from the drive and from the house is a magnificent Wellingtonia, which is one of the focal point of the gardens.

The reception hall of the house is double-height, affording an impressive sense of volume, and is the ideal place for a party. This room is full of ecclesiastical character with perhaps a hint of the Arts and Crafts era in style. There is a galleried landing along one side, which provides access to the bedrooms.


The three principal ground floor reception rooms, all of which are accessed from the reception hall, have southerly views over the gardens and two of them have direct access outside. The family kitchen is well laid out for day-to-day living with a breakfast area, with lantern sky light above, an adjacent utility room and access out to the covered area behind the house, which is a useful place to bring in shopping, protected from the elements. There is also a study and cloakroom on the ground floor and access to the wine cellar.

Upstairs, at the southerly end of the galleried landing is a master suite with characterful bathroom, 3 further double bedrooms and a family bathroom. At the northerly end of the galleried landing, conveniently separate from the family accommodation, is a guest bedroom suite.







A large, historic red brick house with white window frames and a large tree in the foreground. The house is surrounded by a well-manicured lawn and various plants. The sky is blue with some clouds.

Outside, there is a double garage block with a gardener's loo attached. Above the garaging is the superb studio space with double doors onto a terrace. This space would work well as a yoga studio, overflow accommodation, games room, separate office space, party room or a teenager's den.

There are numerous store rooms, a greenhouse and a summer house.

The outdoor swimming pool, which is heated via an oil-fired boiler, is adjacent

to the house and has a paved seating area surrounding it, which overlooks the rose garden. Beyond, on the other side of a stream, is the discreetly positioned tennis court.

UTILITIES:

The Old Rectory has mains gas fired central heating, mains water, drainage and electricity. The EPC rating is D.



LOCATION

The Old Rectory is accessed from Ockham Road North and is approximately 2 miles from the village of Ripley, to the south-west of Cobham. Despite being wonderfully rural and private, it is easily accessible to the main arterial routes and airports. The area has exceptional road and rail communications including the A3, which is less than half a mile and the M25 (J10 - 3 miles by road). Heathrow is approximately 16 miles and Gatwick is less than 30 miles. Woking train station, which offers services to London Waterloo from 25 minutes, is approximately 5.9 miles, making this location perfect for commuting to London.

Ripley & Cobham villages offer a range of independent shops, boutiques, supermarkets, which include Waitrose, and restaurants. The county town of Guildford has more extensive shopping and is approximately 8 miles away.

There is a variety of local pubs including the renowned Black Swan at Ockham. Surrey Wildlife Trust (owned by the Surrey County Council) manages Wisley Common and Semaphore Tower and lake, which provide hundreds of acres of excellent riding and hacking countryside on the doorstep. RHS Gardens Wisley, Wisley Golf Club and Chatley Heath are approximately 1 mile away (as the crow flies).

Sporting and recreational facilities are widely available, including racing at Epsom and Sandown and Polo is available at Guards Polo Club, Hurtwood Park and the Royal County of Berkshire Polo Club. Many of the South East's most famous and high quality golf courses are nearby, including Wisley, Sunningdale, Wentworth, St Georges Hill and the RAC Country Club.

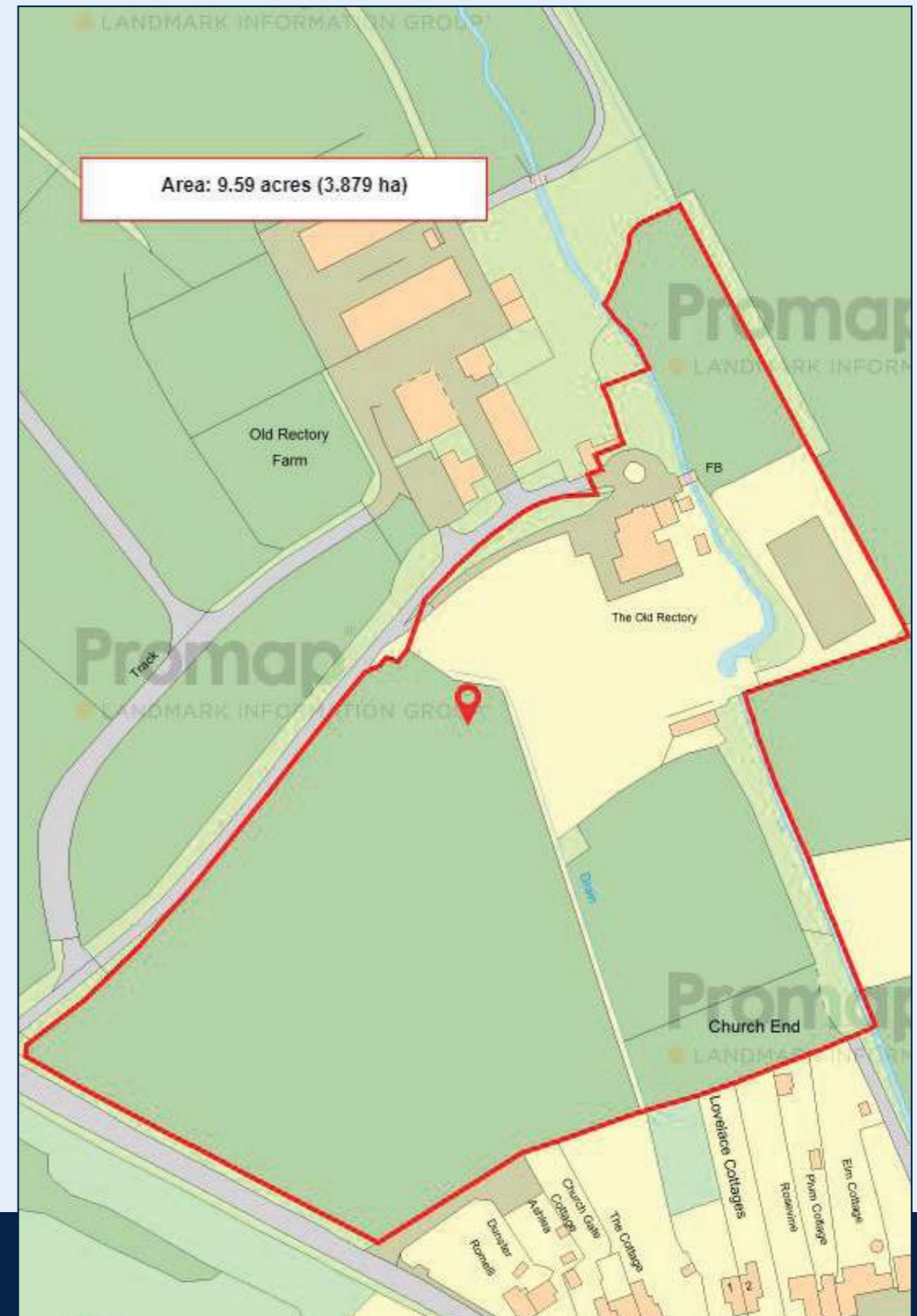
There are many outstanding and well regarded schools in the area such as St. George's at Weybridge, Parkside, ACS International, Reeds, and Feltonfleet in Cobham, The Dutch School at Woking, RGS Guildford, Guildford High School and Charterhouse in Godalming. Other very good schools in the area include Danes Hill School and Downsland School.

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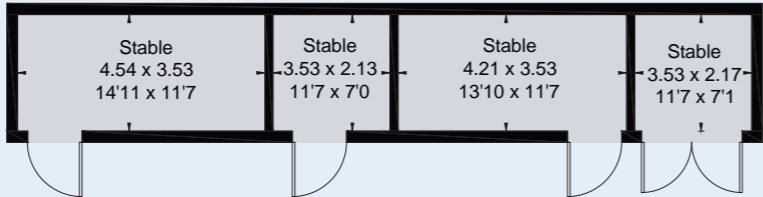
Gross internal area (approx) 405.4 sq m / 4364 sq ft (excluding void)

Garage 75.1 sq m / 808 sq ft

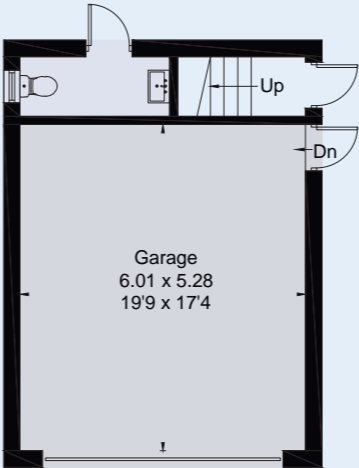
Outbuildings 91.1 sq m / 981 sq ft

Total 582.8 sq m / 6273 sq ft

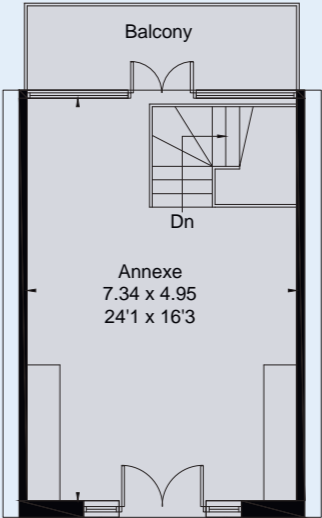
Including limited use area 4.8 sq m / 52 sq ft



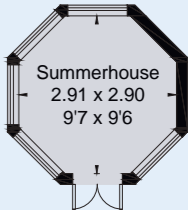
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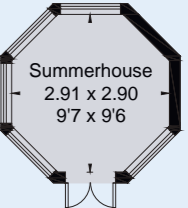
Garage - Ground Floor
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Garage - First Floor



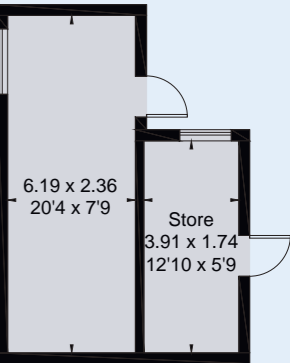
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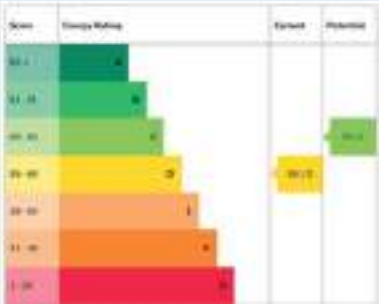
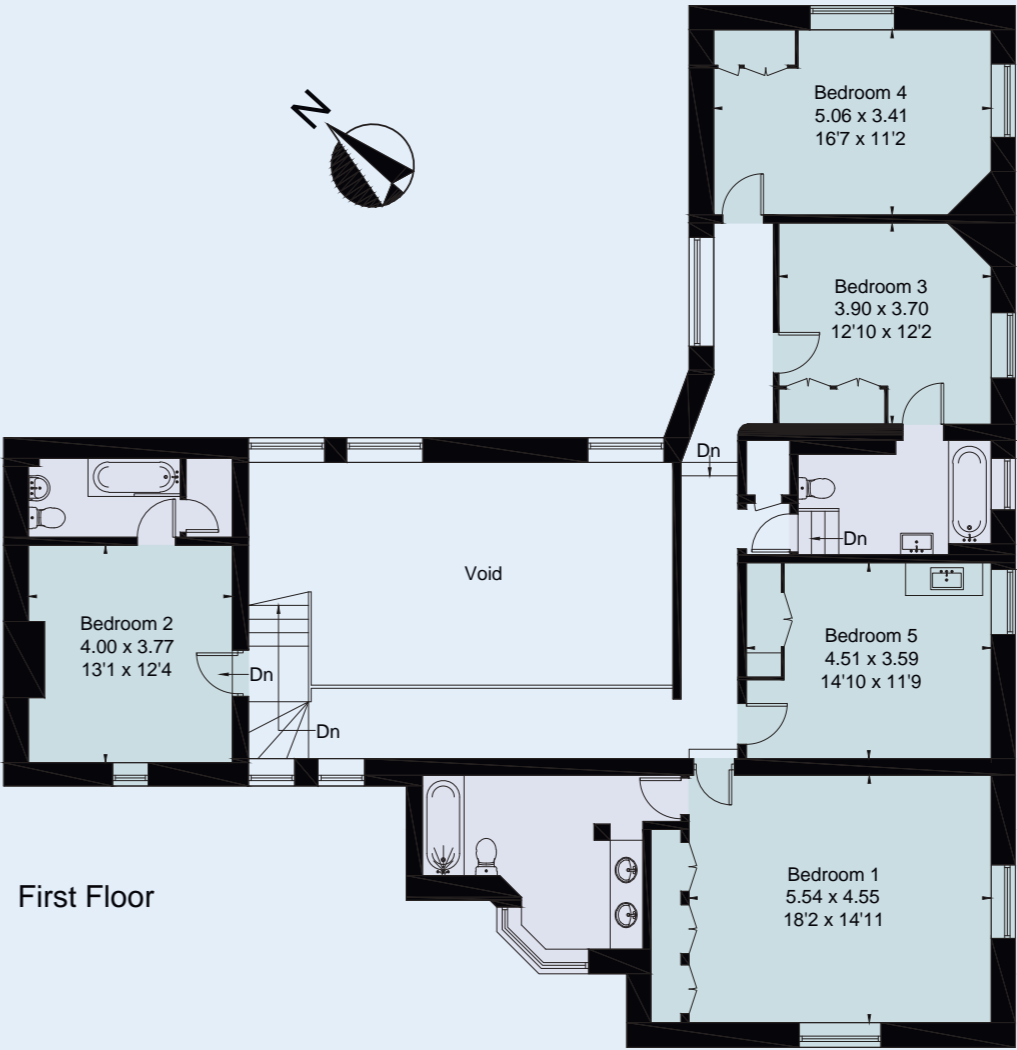
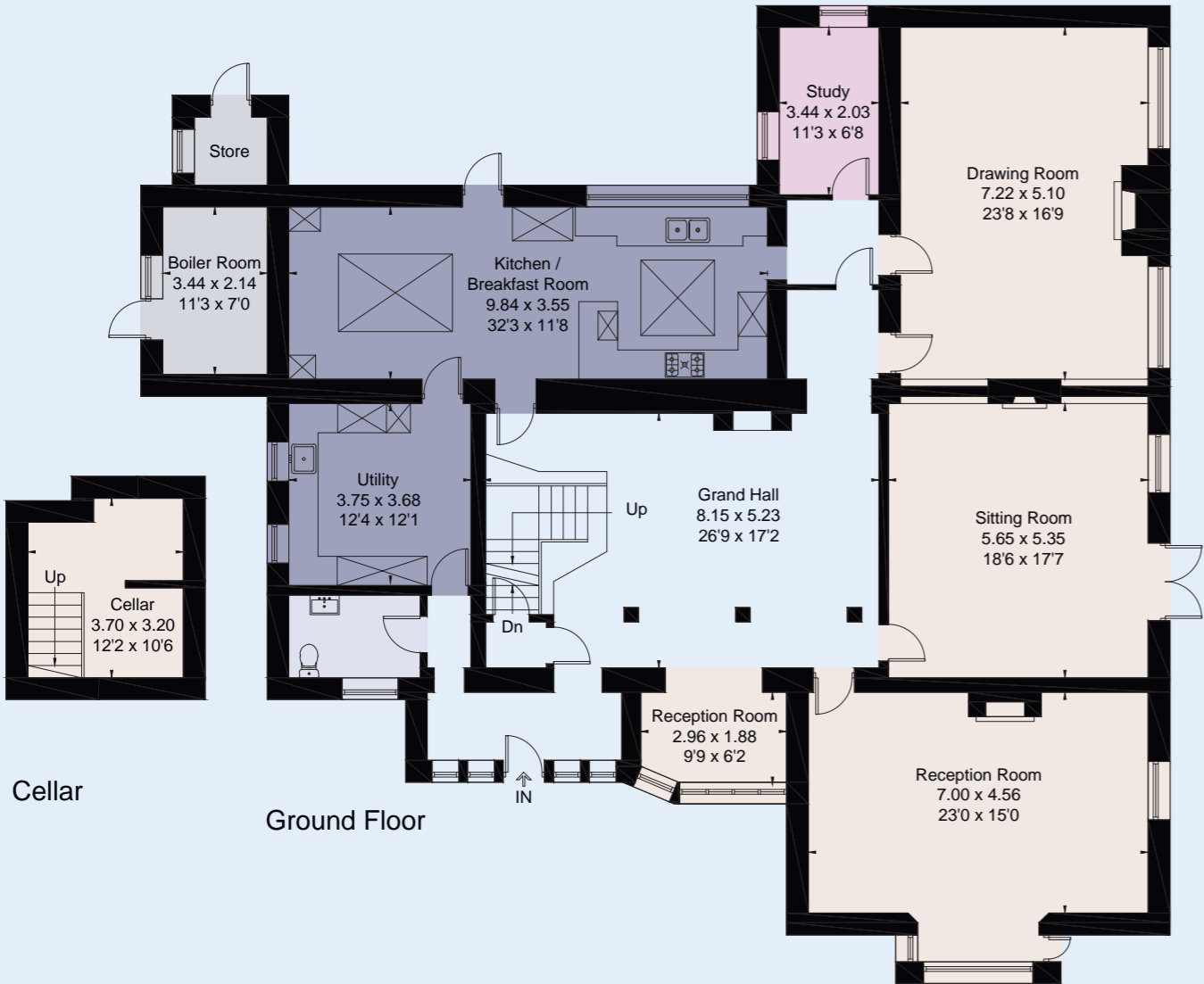
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