



Cherry Orchard, Vann Lake Road, Ockley, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Cherry Orchard

Vann Lake Road, Ockley, Dorking, Surrey RH5 5NS

A stunning six-bedroom family home with an extensive garden in a picturesque rural setting.

Ockley mainline station 1.4 miles (1 hour 8 minutes to London Victoria), Dorking 7.6 miles, Horsham 8.0 miles, Guildford 15.3 miles

Reception hall | Drawing room | Sitting room
Orangery | Gym | Dining room | Kitchen/
breakfast/family room | Utility | Boot room WC
Cloakroom | Principal bedroom with dressing
room & en suite bathroom | 5 Further bedrooms
Family bathroom with separate WC | 2 Shower
rooms | Play/games room | Garaging block
Summer house | Stables | Shed | Gardens
5.44 acres | EPC Rating E

The property

Cherry Orchard is a substantial detached family home that offers more than 4,000 square feet of attractive, comfortable accommodation arranged over three floors.

The main ground floor reception room is the 26ft drawing room, which has a triple aspect including bi-fold doors opening onto the south-facing rear terrace. This elegantly impressive room welcomes plenty of natural light and features a splendid open fireplace with an ornate limestone surround. There is also a sitting room and an adjoining dining room, both south-facing and overlooking the grounds. The L-shaped open-plan kitchen, breakfast and family room adjoins the sunny orangery with its exposed timber beams and ceiling lantern skylight. Shaker style cabinetry, marble worktops, an array of integrated appliances and a sizable Aga create a remarkable kitchen.

A further reception room on the ground floor is currently used as a home gym but could be used as an office or studio space.

The first floor has five double bedrooms, including the generous principal bedroom, which has its own dressing room and a luxury en suite bathroom. Also on the first floor is a shower room and a family bathroom with a separate WC. The second floor has one further double bedroom, a shower room and a play room or games room.

Outside

The property is set in extensive gardens and grounds with views across the picturesque surrounding countryside. At the front, the gravel driveway provides plenty of parking space and access to the garaging block, which has a garage and two carports. The grounds also include a stables block, a shed and a summer house, while the south-facing garden has paved terracing, an ornate water feature, lawns, an orchard, mature specimen trees and established shrubs and a gate leading to an open meadow, which extends to approximately 500ft.

Location

The property is in a beautiful rural setting, between the villages of Ockley and Capel. Ockley village green has a shop. Capel has a local shop, a post office, a village pub and a medical practice, as well as cricket and tennis clubs, while Ockley has a mainline station providing hourly services to London Victoria (1 hour 8 minutes). Situated near to Cherry Orchard is Vann lake (owned by Surrey Wildlife Trust) which hosts a wealth of wildlife and numerous walks to explore the tranquil scenery. The schools in the area, including a primary school in Capel, while the independent Belmont School is within five miles. Leith Hill and the Surrey Hills Area of Outstanding Natural Beauty is a short drive away, providing excellent walking, riding and cycling routes, while golf is available nearby at the Rusper Golf Club and Gatton Manor. The area is well connected by road, with the A24 nearby providing easy access to the M25.





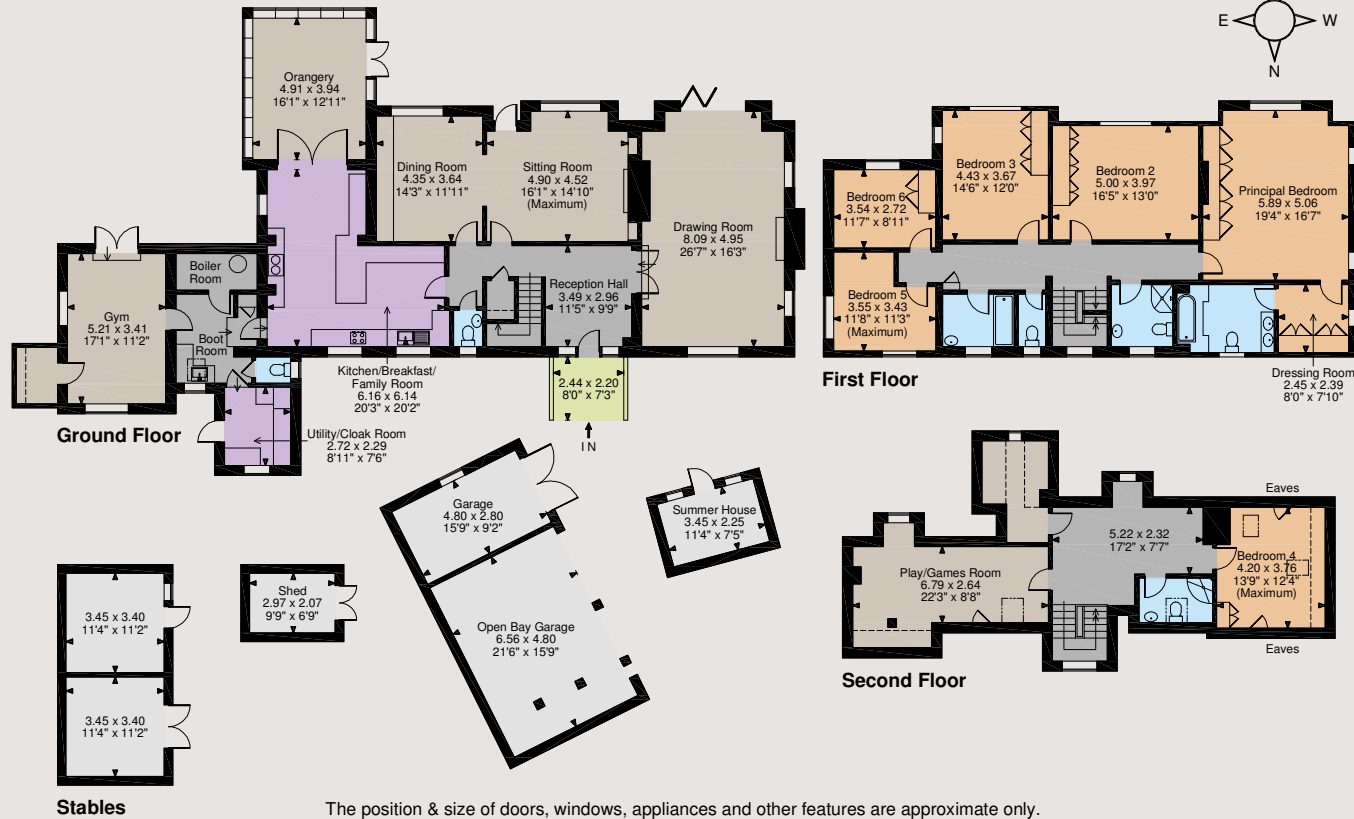








Floorplans
 Cherry Orchard, Vann Lake Road, Ockley, Dorking
 Main House internal area 4,273 sq ft (397 sq m)
 Garages internal area 491 sq ft (46 sq m)
 Outbuildings internal area 419 sq ft (39 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8527439/LCO

Directions

From Guildford, take the A426/Epsom Road away from the town centre and after two miles, at the roundabout, take the third exit and follow the road as it turns sharply left around the church. Continue for just over a mile, and arriving at a junction, turn right onto the A25/ Shere Road, following the sign for Dorking and Shere. Continue for three and three quarter miles, and in Abinger Hammer, turn right onto the B2126/Felday Road. Follow the B2126 for just over eight miles, and arriving at a junction on Ockley, turn left onto the A29/Stane Street. Turn right onto the B2126/Coles Lane and after three quarters of a mile, turn right onto Vann Lake Road and you will find the entrance to the property on the left-hand side after half a mile.

General

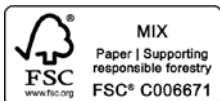
Local Authority: Mole Valley District Council
 Tel: 01306 885001
Services: Mains electricity and water, oil fired central heating and private drainage - full details to be provided on request.
Council Tax: The property is in tax band G.
Tenure: Freehold
Guide Price: £1,850,000

Guildford

215-217 High Street, Guildford, GU1 3BJ
01483 306565
 guildford@struttandparker.com
 struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)
[f/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2022. Particulars prepared November 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited