

Dorking Okewood Hill Estate, Horsham Road Wallis Wood, Surrey RH5 5QD

- **A Freehold Grade II Listed Six Bedroom House**
 - Facilities include Indoor Swimming Pool, Gym, Home Cinema, Stabling, Sand School, Koi Carp Pond, lake and Helipad
 - Approximate GIA of Main House, Leisure Area and Utilities 1,504 sq m (16,186 sq ft)
 - Gardens and Grounds of Approximately 4.79 Hectares (11.85 Acres)
 - Substantial Outbuildings including Stabling
 - Garage with Au Pair Flat
 - A Detached Two Bedroom Cottage
- ### Vacant Possession

BY ORDER OF RECEIVERS



To View

Please contact Allsop.
Email: pam.huggett@allsop.co.uk

Seller's Solicitor

DLA Piper (Ref: Laura Wright).
Email: laura.wright@dlapiper.com

VACANT – Freehold Grade II Listed House



Tenure

Freehold.

Location

The Okewood Hill Estate lies on the edge of the Surrey Hills, about 5 miles east of Cranleigh. A more comprehensive range of shopping and recreational facilities is available in Guildford, only 15 miles distant. Communications in the area are excellent with a commuter rail service from Guildford to London Waterloo from 35 minutes. The A24 is conveniently close by, connecting with the M25 Motorway to provide access to the national motorway network and central London. Heathrow and Gatwick Airports are both within 35 miles by road. Chichester Harbour offers a base for sailing and there are theatres in Guildford and Chichester. Polo is played nearby at Hurtwood Park Polo Club in Ewhurst, as well as slightly further afield at Knepp Castle, Cowdray Park and Windsor. Race meetings take place at Ascot, Goodwood, Lingfield and Sandown. There is a wide variety of very well regarded schools in the area, including Cranleigh Prep and Public Schools, Hurtwood House, Charterhouse and Cranmore Prep School.

Description

The property comprises a Grade II listed house arranged over ground and two upper floors beneath a pitched roof. The property benefits from numerous facilities, including indoor swimming pool, gym, home cinema, music gallery, garage with an au pair flat, a two bedroom cottage, stabling, sand school, pond, koi carp lake and a helipad.

Accommodation

Main House

Ground Floor – Entrance Hall, Drawing Room, Family Room, Dining Room, Utility Room, Store, Woodstore, Pool Room, Tent Room, Gym and Sauna, Home Cinema, Study, Kitchen/Breakfast Room, Long Gallery

First Floor – Master Bedroom with En-Suite, Four Further Bedrooms, Three Bathrooms

Second Floor – Bedroom with En-Suite

Cottage

Ground Floor – Reception Room, Kitchen, Two Bedrooms, Bathroom, Utility Room

First Floor – Loft

Owner's Suite

Ground Floor – Triple Garage, Hallway, Playroom, Office, Boardroom

First Floor – Bedroom with En-Suite Bathroom

Stable Block

Four Stables, Tack Room with WC and Store

Approximate Gross Internal Area of Main House, Leisure Area and Utilities: 1,504 sq m (16,186 sq ft)

NB. Measurements provided by the Joint Auctioneer.

Floor plans are available at www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

