

ELDERSLIE

OCKLEY • SURREY



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Dorking 7 miles • Guildford 14 miles • Gatwick Airport 12.5 miles • London 36 miles
(All mileages are approximate)

Wonderful country estate

Ground Floor

2 Reception halls • Drawing room • Dining room • Sitting room • Servery • Study
Kitchen/breakfast room • Boot room • WC

2 Bedroom annexe with shower room, WC, Kitchen, Sitting room and tack room/workshop

First Floor

Master bedroom suite with balcony • 4 Further bedrooms • 2 Dressing Rooms • 2 Bathrooms
Balcony • Library • Study • Cinema room

Second Floor

5 Further bedrooms • 1 Bathroom • Living room • WC

Outbuildings

Music studio • Stable block • Tractor shed • Green house • Pool house
WC • Shed/garage • Summerhouse • Second greenhouse

Gardens and Grounds

Swimming pool • Tennis court • All weather sand school • Dutch barn • Gardens • Paddocks • Bluebell wood

In all about 22 acres

Savills Guildford
244 - 246, High Street
Guildford GU1 3JF

Tel: +44 (0) 1483 796 819
Contact: Clive Moon
cmoon@savills.com



savills.co.uk

Savills Country Department

33 Margaret Street
London W1G 0JD

Tel: +44 (0) 20 7016 3822
Contact: Christian Warman
cgwarman@savills.com



These particulars are only as a guide and must not be relied on as a statement of fact.

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



Situation

Whilst a village house with the benefit of local amenities its rural atmosphere is captivating, lying opposite the long Common with cricket green, and the unmistakeable ridge of Leith Hill as a backdrop. Ockley has a village shop / petrol station, an old church, two public houses, a village nursery, an infant school and a mainline station with services to both London Victoria and London Waterloo. There is also a well-established comprehensive farm shop. For more extensive shopping and recreational facilities, Dorking is some 7 miles distant. Gatwick Airport is about 12.5 miles, with the Gatwick Express train service to London / Victoria from about 33 minutes. Guildford, which is 14 miles away, also has a fast train service, extensive shopping, restaurants, theatres, the Spectrum Leisure Centre and access to the A3, in turn connecting with the M25 (J10) providing fast vehicular access to both Heathrow Airport and London. The local area abounds with some of Surrey's finest walking and riding countryside with many bridleways for the riding enthusiast. There are golf courses at Gatton Manor Country Club, Cranleigh Golf and Leisure Club, Wildwood Country Club, Tyrells Wood, Effingham and the RAC at Epsom. There is sailing at Chichester Harbour and the south coast, racing at Sandown Park, Epsom, Lingfield, Fontwell and Goodwood. Polo is played at Hurtwood Polo Club in Ewhurst and Cowdray Park.





Description

Elderslie once formed part of a larger estate and dates from 17th century when it was built as Yeoman's house for Mr John Constable, a man of some importance in the area. Over the years it has been remodelled with imposing, tall, rendered and gabled elevations and a most attractive adjoining Coach House in brick. It has an interesting history which is well recorded and was owned by the Arbuthnots family for a 100 years or so. They began planting in the ground with specimen trees, in the 1920's, which were imported from far and wide, many of which are now mature and still in situ. Today the property offers spacious accommodation with impressive reception rooms and layout over three floors. The exposed beams and inglenook fireplace adds to the property's character. There is a first floor library and cinema room, an attached two bedroom annexe with stableyard. Elderslie is set in about 5 acres of parkland grounds, with

an additional 16 acres of post and rail fenced pasture land and bluebell woods. The property is approached via a gravel drive, through an electric, five-bar, wooden gate that leads past the front door to a York stone, cobbled parking and turning area.

Accommodation

The house has well proportioned and well laid out accommodation with excellent entertaining space, as well as more informal reception rooms and studies. There are ample bedrooms, with five bedrooms on the first floor, as well as another five smaller bedrooms on the second floor, providing excellent family and guest accommodation. In addition there is a wonderful first floor library with balcony overlooking the grounds, as well as a cinema room.

Please refer to the floorplans for more information.

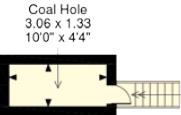




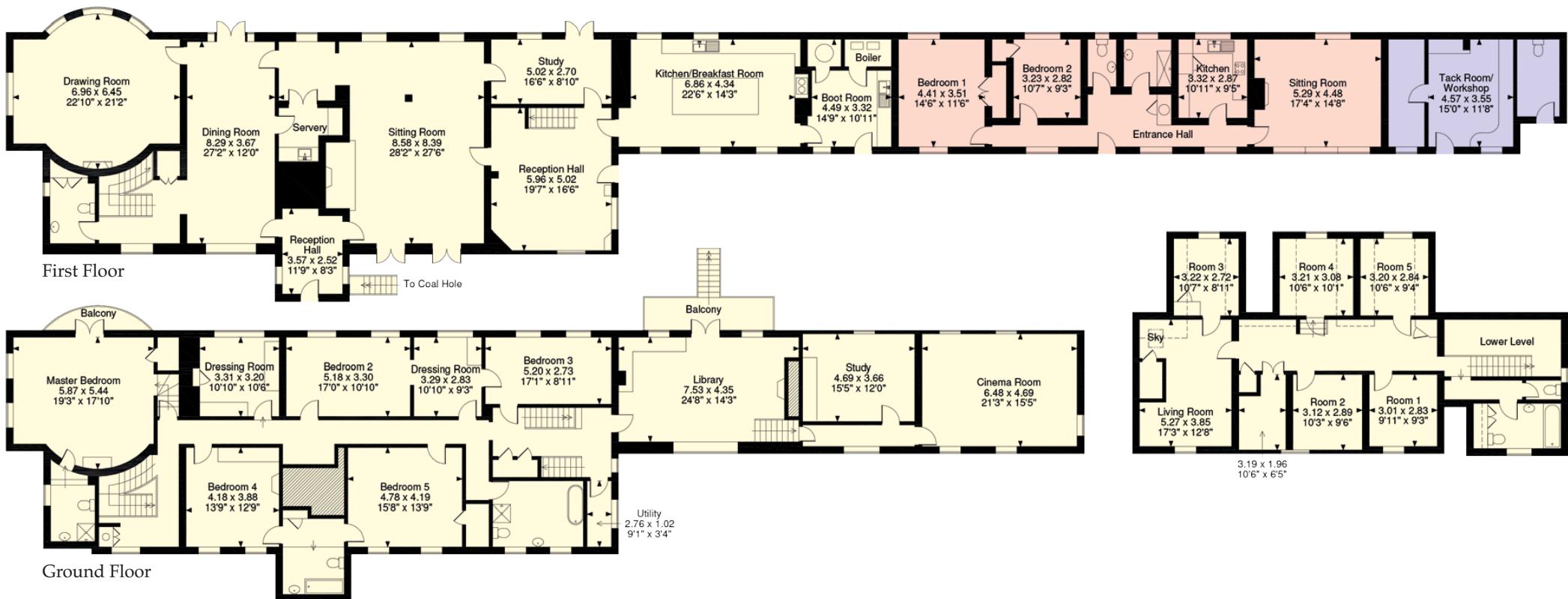
- Main House
- Annexe
- Tack Room / Workshop
- Music / Studio Building
- Pool House
- Stables Block, Green House and Tractor Shed

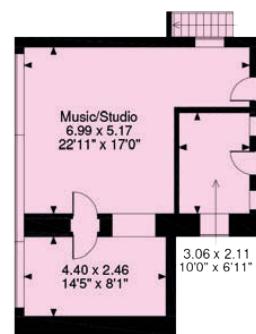
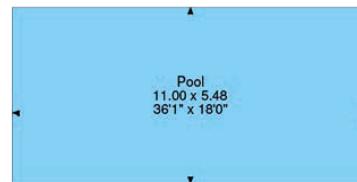
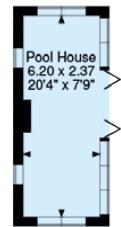
Approximate gross internal area
 Main House = 7,228 sq ft / 671 sq m
 Annexe = 974 sq ft / 90 sq m
 Tack Room / Workshop = 320 sq ft / 30 sq m
 Stables Block = 1,416 sq ft / 132 sq m
 Music / Studio Building = 849 sq ft / 79 sq m
 Pool House = 158 sq ft / 15 sq m
 Green House = 195 sq ft / 18 sq m
 Tractor Shed = 225 sq ft / 21 sq m

For identification purposes only. Not to scale.

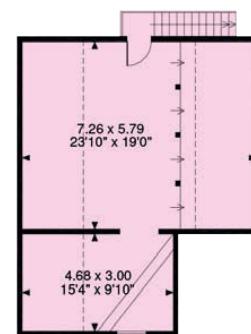


Under Porch

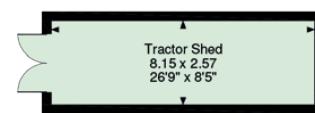
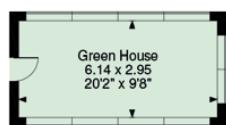
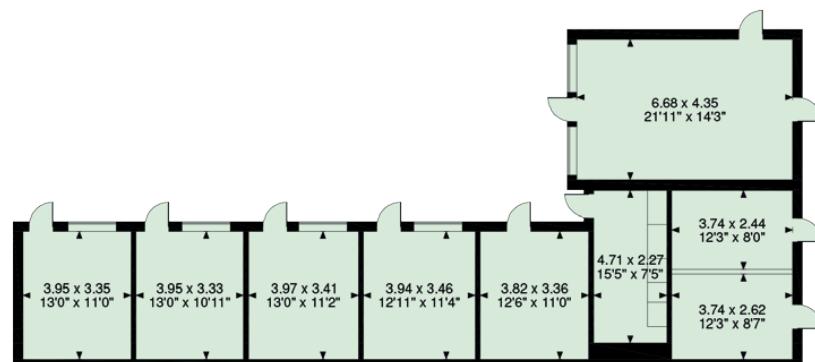




Ground Floor



First Floor





Gardens and Grounds

The house is approached along a gravelled driveway and running to the left side of this is a croquet lawn and to the right a mature hedge and formal beds. The driveway comes to an end in front of the main house, with a turning and parking area. Beyond the garaging is a Stable Yard, comprising of 8 loose boxes, a feed store and storage room with an inner secure tack room. A path leads past the stable yard to another parking area and gated entrance, which can be used for a horse box or other vehicles, and gives direct access to the road.

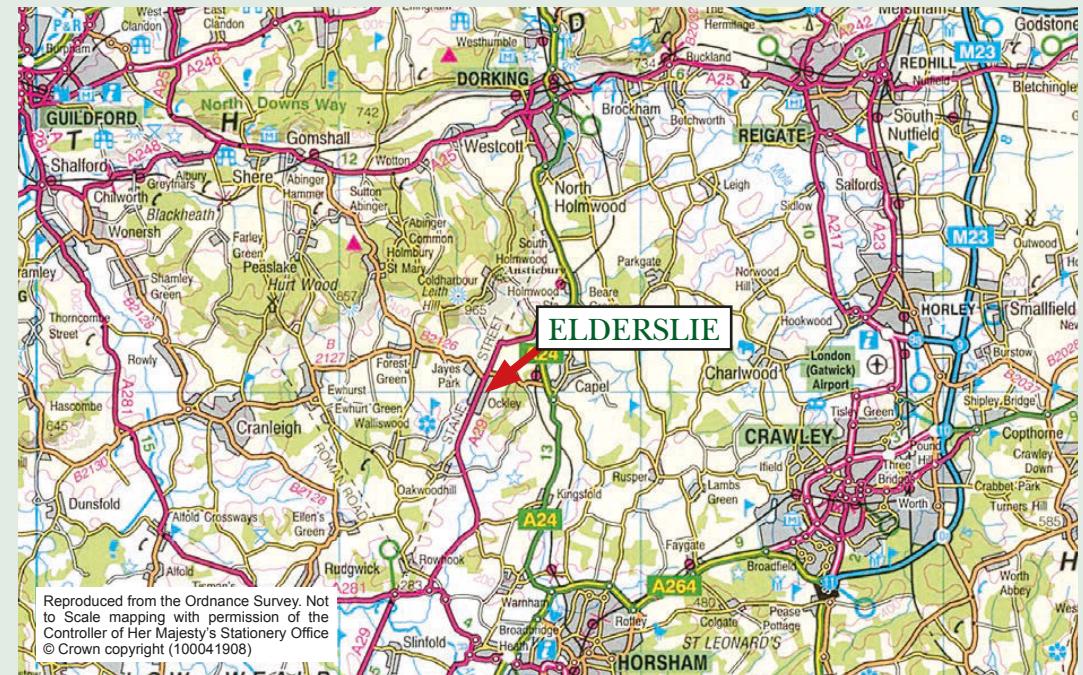
The gardens and grounds at Elderslie are mainly laid to lawn inset with a wide selection of specimen trees, including a Monkey Puzzle, Redwood, Fir and mature Oak. This gives the grounds an elegant parkland feel. There is a large terrace leading to the formal lawns that are immaculately maintained. To one end is a greenhouse, further lawned areas interspersed with formal beds and shrubs, as well as

a sunken pond with seating area to one side. There is a path from the stable yard to an all-weather Sand School with open bay 80ft Dutch Barn to one end.

The formal lawn area is bordered by post and rail fencing, which encloses an outdoor heated Swimming Pool and lawn area. To one end is an oak-framed pool house, with impressive folding glass doors and centrally positioned wall mounted fire. At the other end of the pool is a hedge enclosed, all-weather Tennis Court. There is also a small Orchard to the left of the pool house containing a variety of fruit trees. Beyond the pool and tennis court area are a series of 3 paddocks all enclosed by well maintained, post and rail fencing.

Beyond this is a further field laid to grass.

In all about 22 acres



GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold

Council Tax

Elderslie - Band H

Elderslie Stable Flat - Band C

Services

All mains services. Gas-fired central heating.

Mains drainage.

Local Authority

Mole Valley District Council. Tel: 01306 885001.

Fixture and Fittings

The carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be available by separate negotiation.

Directions (Postcode RH5 5TD)

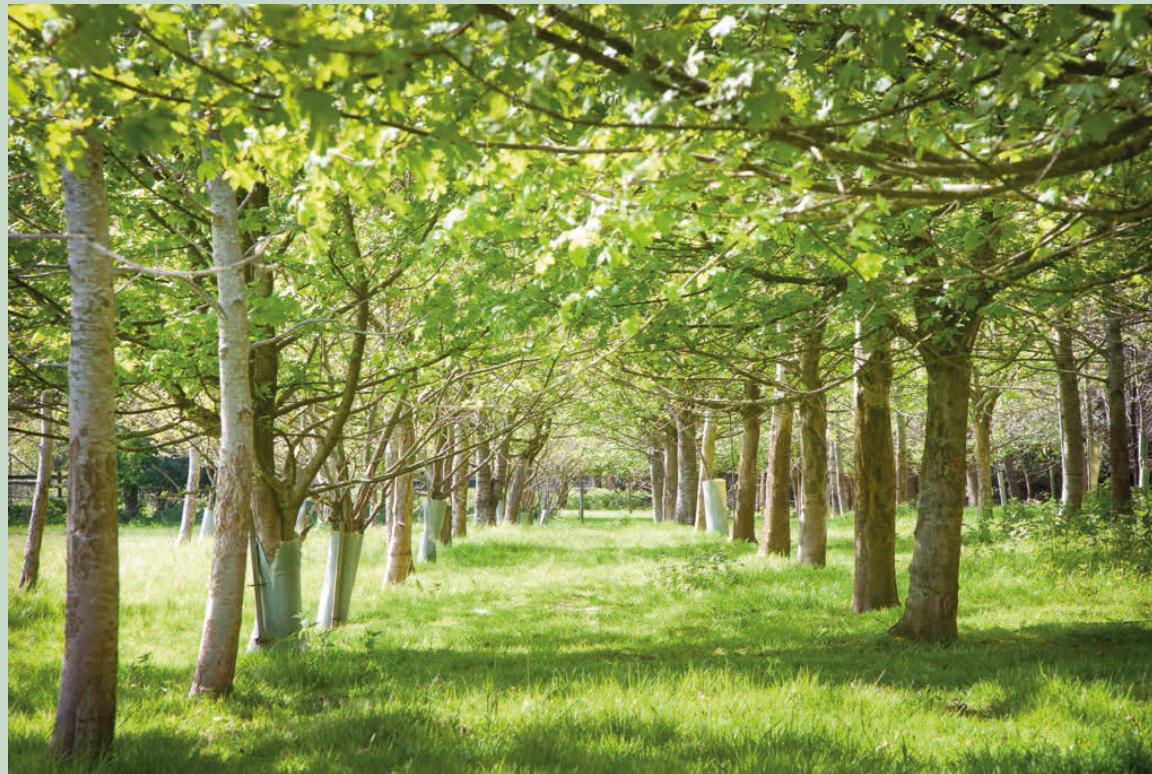
From the M25 (J8) take the A24 signposted to Dorking. Continue along A24 past Dorking to Beare Green then take the A29 to Ockley. On entering Ockley continue into the village and turn left just after the Inn on the Green where the wooden five-bar electric gate and gravel drive to Elderslie will be found.

Viewing

Strictly by appointment with Savills.

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