



THE ENGINE HOUSE
OCKLEY ROAD, BEARE GREEN, DORKING, SURREY

JACKSON-STOPS 

**THE ENGINE HOUSE, OCKLEY ROAD, BEARE GREEN, DORKING,
SURREY RH5 4PU
GUIDE PRICE £795,000**

FORMER ENGINE ROOM TO WIGMORE
MANSION WITH OVER 2000 SQ FT OF
ACCOMMODATION WITH A PLOT SIZE OF
APPROXIMATELY 1.4 ACRES



DISTANCES

HOLMWOOD STATION 1.2 MILES

DORKING 5.8 MILES

HORSHAM 10.2 MILES

GUILDFORD 16.8 MILES

GROUND FLOOR

- Porch
 - Sitting room
 - Study
 - Kitchen/breakfast room
 - Utility room
 - Atrium
 - Dining room
 - Entrance hall
 - Cloakroom
 - Cellar (restricted height)
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FIRST FLOOR

- Main bedroom with en-suite
 - Two further bedrooms
 - Two further bathrooms
-

OUTSIDE

- Mature and established gardens
- Covered gazebo
- Detached garage
- Additional parking areas
- In all, the grounds extend to about 1.4 acres

DESCRIPTION

The Engine House was built in 1900 to house Wigmore mansion's electricity generator. Wigmore Estate had strong connections to both the Great War and World War II. Converted in 2005 into habitable accommodation the property offers good space with over 2,000 SQ FT, and well-proportioned rooms. Entering via the porch at the front of the house gives direct access to the light and spacious sitting room. On the left is the separate study. To the right of the sitting room is the kitchen/breakfast room with a front outlook and direct access to the patio and garden. From the kitchen/breakfast room we pass the utility room on the way to the high-vaulted atrium which gives on to the dining room featuring a large storage space at the rear and an airing cupboard. Past the cloakroom and w.c. is the rear entrance hall to the back door, which opens directly on to the general courtyard containing the entrance doors to other Wigmore dwellings. Returning to the back hall, on the left is the enclosed staircase to the cellar, with restricted head height. The first-floor landing is on two levels with two bathrooms located at the rear of the property, the bedrooms will be found at the front of the property, the main bedroom features an en-suite bathroom, the additional two bedrooms are each of a good size. Outside, the gardens and grounds will be found to the front of the property and extend to some 1.4 acres. A pretty wisteria covered gazebo provides a shaded seating area to enjoy in the front garden, a path then leads one to the remainder of the grounds and continues in a loop around a pretty garden with mature trees and pond, beyond this is a further area of informal garden, interspersed with areas of interest and seating areas. There are two parking areas accessed in this area. Closer to the house is large garage with driveway passing in front of the property.

LOCATION

The Engine House enjoys a mature established rural location, to the north east of Ockley Village and just a short distance to the south of Beare Green, which has a range of local facilities and also Holmwood station, which provides commuter services to Dorking, London and southbound to Horsham. Dorking to the north is a delightful market town and offers an excellent range of individual shops, cafes, bars and restaurants and commuter services to Victoria, London Bridge and Waterloo. There is an excellent choice of schools, a popular swimming pool and sports centre and for cultural the Dorking Halls. Horsham is about 10 miles to the south and offers an extensive range of facilities and commuter services to Victoria and London Bridge. The area in general is surrounded by miles of unspoilt countryside and to the northwest the Surrey Hills an Area of Outstanding Natural Beauty.



THE ENGINE HOUSE

MAIN HOUSE 2060 SQ FT/191.4 SQ M

CELLAR AND OUTBUILDINGS 605 SQ FT/56.2 SQ M

TOTAL APPROX. FLOOR AREA 2,665 SQ FT/247.6 SQ M

Post Code: RH5 4PU

Latitude: 51.169645 Longitude: -0.326554

What3words: reader.silks.twice

Council Tax Band: F

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

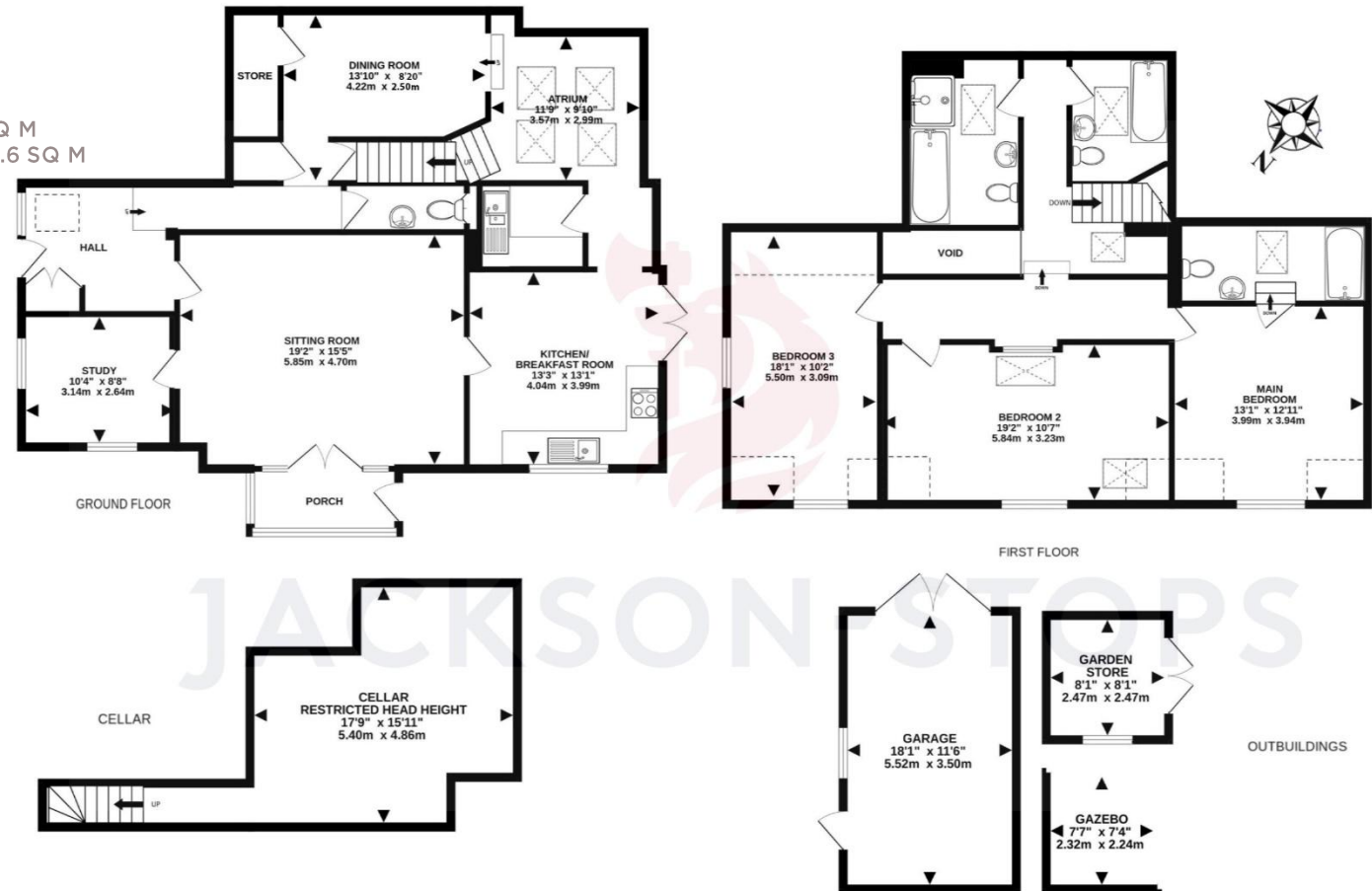
- Electric – Mains supply
- Water – Mains supply
- Heating – Oil and solar panels
- Sewerage – Mains supply

Rights and Restrictions:

Shared driveway

Risks:

No flood risks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

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PROPERTY EXPERTS SINCE 1910