



BELL HOUSE
OCKLEY ROAD, BEARE GREEN, DORKING, SURREY

JACKSON-STOPS 

BELL HOUSE, OCKLEY ROAD, BEARE GREEN, DORKING, SURREY RH5 4PU
GUIDE PRICE £925,000

MAGNIFICENT VICTORIAN WING OF GREAT
CHARACTER SET WITHIN BEAUTIFULLY
ESTABLISHED GROUNDS OF APPROXIMATELY
1.1 ACRES IN A DELIGHTFUL RURAL SETTING



DISTANCES

BEARE GREEN 0.8 MILES
HOLMWOD STATION 1.2 MILES
DORKING 5 MILES
HORSHAM 9.8 MILES
GUILDFORD 16.2 MILES
M25 (J9) LEATHERHEAD 11.3 MILES

GROUND FLOOR

- Entrance hall and cloakroom
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room

BASEMENT

- Workshop, wine cellar, utility room, boiler room

FIRST FLOOR

- Principal bedroom
- Three further bedrooms
- Family bathroom

SECOND FLOOR

- Further bedroom and loft space

OUTSIDE

- Beautifully maintained established gardens
- Ornamental pond
- Various outbuildings
- Detached double garage with adjoining greenhouse
- Driveway providing parking
- In all, the grounds extend to approximately 1.1 acres

DESCRIPTION

Bell House is a magnificent and substantial wing forming part of an impressive Victorian mansion, now divided into individual dwellings. Formerly the home of the Mortimer family between 1867 and 1944, the house was also occupied by the Canadian Army during the Second World War before being sympathetically divided into separate residences. Our clients have owned Bell House since the mid-1980s, and this is the first time it has come to the open market. Over the years a number of improvements have been undertaken, including the construction of the detached double garage, creation of the ornamental pond, conversion of the loft to provide additional accommodation and, more recently, roof works. The property retains many fine period features, including high ceilings, tall sash windows, original internal doors and attractive fireplaces. Now requiring general updating, Bell House offers a rare opportunity to create a magnificent family home, combining modern comforts with its rich history and architectural character. The accommodation is arranged over four floors and comprises a welcoming entrance hall with cloakroom, impressive sitting room with open fireplace, elegant dining room, study and kitchen/breakfast room. The basement provides a workshop, utility room, boiler room, wine cellar and cellar. The first floor offers four bedrooms served by a family bathroom, whilst the converted second floor provides a further bedroom and useful loft storage. Outside, the beautifully established gardens are undoubtedly a major feature, enjoying an exceptional degree of privacy and seclusion. They comprise sweeping lawns, mature shrub and flower borders, magnificent specimen trees, an ornamental pond and an enchanting area of woodland. A sweeping driveway provides ample parking and turning, leading to the detached double garage with adjoining greenhouse, whilst a variety of useful outbuildings complete the picture. In all, the grounds extend to approximately 1.1 acres.

LOCATION

Bell House enjoys a delightful mature rural setting just to the south of Beare Green village, perfectly balancing the tranquillity of the surrounding countryside with excellent accessibility. The nearby village provides a useful range of day-to-day facilities together with Holmwood railway station, offering commuter services to Dorking, London and Horsham. Dorking, approximately five miles to the north, is a thriving and historic market town with an excellent selection of both national and independent shops, cafés, bars and restaurants. The town also offers highly regarded schools within both the state and independent sectors, a leisure centre with swimming pool, the Dorking Halls theatre and concert venue, together with mainline railway services to London Victoria and London Waterloo. Horsham, to the south, provides a more extensive range of shopping, leisure and recreational facilities together with fast commuter rail services to London Victoria and London Bridge. The surrounding countryside is amongst Surrey's finest, with miles of open, unspoilt countryside and woodland extending towards the Surrey Hills National Landscape, offering outstanding opportunities for walking, cycling, horse riding and a wide variety of country pursuits.



BELL HOUSE

MAIN HOUSE 2571 SQ FT/238.7 SQ M

CELLAR AND OUTBUILDINGS 1,842 SQ FT/ 171.3 SQ M

TOTAL APPROX. FLOOR AREA 4,413 SQ FT/410 SQ M

Post Code: RH5 4PU

Latitude: 51.169106 Longitude: -0.32608

What3words: chairs.larger.tuned

Council Tax Band: G

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

Sewerage – Mains supply

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

01306 887560

dorking@jackson-stops.co.uk

jackson-stops.co.uk



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PROPERTY EXPERTS SINCE 1910