



# New Barn House

Leith Hill Lane, Ockley, Surrey



BNP PARIBAS GROUP 



## A striking four-bedroom barn conversion set in the peaceful Surrey Hills Area of Outstanding Natural Beauty

An attractive four-bedroom family home that sensitively combines modern amenities, neutral décor, and quality fixtures and fittings with a wealth of exposed wall and ceiling beams, creating an elegant yet practical environment for both living and entertaining. Set in a picturesque, well-connected rural location.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**1 ACRE**



**LEASEHOLD**



**RURAL**



**2,577 SQ FT**



**GUIDE PRICE  
£1,950,000**

### The property

New Barn House is a detached, weatherboarded barn conversion offering 2,577 sq ft of sympathetically updated accommodation, arranged across two light-filled floors.

The main entrance opens into a welcoming hallway with a practical utility/boot room and a ground-floor shower room. From here, the space leads to the principal reception areas, including a substantial sitting room featuring vaulted ceilings, exposed beams, and a log burner. A large window along one side floods the room with natural light and provides attractive views across the garden. From the sitting room, there is access to the gym/garden room, a flexible space that can also serve as a study as required.

Located on the opposite side of the property, the kitchen is well-appointed with a run of cabinetry, a central island, and ample space for both dining and informal seating. Characterful exposed roof trusses enhance the space, while sliding glazed doors open

directly onto a decked terrace, creating an easy indoor-outdoor flow. Leading on from the kitchen is family room, providing an additional reception area ideal for everyday use.

Also on the ground floor is a bedroom with views over the rear of the property. A staircase from the sitting room rises to the first floor, where a galleried landing overlooking the space below adds to the sense of openness and light. This level comprises a family bathroom and the remaining bedrooms, including the principal suite, which benefits from its own en suite bathroom. Built-in storage is available in several rooms, and the overall layout has been carefully designed to maximise natural light and functionality throughout.





















## Outside

The property is approached via a gravel driveway leading to a broad parking area at the front. The gardens, mainly laid to lawn and bordered by mature trees and post-and-rail fencing, surround the house and enjoy open countryside views. Positioned centrally within its plot, the house benefits from a thoughtful mix of hard and soft landscaping that provides both privacy and structure. To the rear, a paved terrace adjoins the kitchen and living space, offering direct access to the garden and space for outdoor dining. A timber deck beneath mature trees features a built-in hot tub, while box hedging and specimen palms form a formal approach to the rear entrance. To one side, a covered, open-fronted structure offers sheltered seating and log storage, office/gym. A detached, planted-screened outbuilding houses the garage and multiple storage rooms.

## Location

New Barn House is located on Leith Hill Lane, a rural road on the edge of Ockley in the Mole Valley district of Surrey. The surrounding area forms part of the Surrey Hills Area of Outstanding Natural Beauty, with a landscape of woodland, farmland and bridleways offering excellent access to walking and cycling routes. The village of Ockley provides a range of local amenities including a shop, café, public houses and a primary school. Ockley Station (approximately 2 miles) offers rail services to London Victoria in around 70 minutes. The nearby A29 connects to the A24 for links towards Dorking, Horsham and the M25 motorway. A broader selection of facilities can be found in Dorking and Horsham.



## Distances

- Dorking 7 miles
- Horsham 9 miles
- Reigate 12 miles
- Leatherhead 12 miles
- Guildford 15 miles
- Gatwick 17 miles

## Nearby Stations

- Ockley

## Key Locations

- Polesden Lacey
- Denbies Wine Estate
- Box Hill
- Leith Hill

## Nearby Schools

- Cranleigh School
- Box Hill School
- Hurtwood House
- St Teresa's
- Micklefield School
- Farlington School
- Pennthorpe School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,577 sq ft (239 sq m)

Garage internal area 331 sq ft (31 sq m)

Outbuildings internal area 490 sq ft (45 sq m)

Total internal area 3,398 sq ft (316 sq m)

For identification purposes only.

## Directions

RH5 5PH

what3words: ///crass.longingly.condiment

## General

Local Authority: Mole Valley District Council

Tel: 01306 885001

Services: Mains water, electricity and LPG.

Private drainage (Installed pre 1983)

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: TBC

Leasehold: 99 years from 01/01/81

The National Trust for Places of Historic Interest

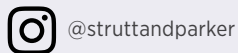
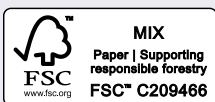
## Guildford

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