The Granary
Dockenfield

Strutt & Parker

Land and property. Since 1885.

A splendid semi-detached farm property with up to four bedrooms and spacious, south-facing rear gardens, in a peaceful development on the edge of the desirable village of Dockenfield

The Granary is a charming end-of-terrace home that offers more than 1,300 sq ft of attractive accommodation arranged over two floors. The property has elevations of red brick and white render outside, while inside the accommodation is well-presented, with neutral décor and a sunny south-facing rear aspect.

There are two comfortable reception rooms on the ground floor, including the generously proportioned sitting room, which stretches from the front to the rear and features wooden flooring, a central fireplace and two windows at the rear overlooking the splendid gardens. There is also a formal dining room with sliding glass doors to the patio area and a hatch connecting to the kitchen, which is fitted with farmhouse-style units, wooden worktops and integrated appliances by Bosch, including a dual oven, an induction hob and an extractor hood. There is also a dishwasher and a washing machine.

Upstairs there are three double bedrooms and a study, which could be used as a fourth bedroom if required. The largest double bedroom benefits from an en suite bathroom with a separate WC, while the first floor also provides access to family bathroom with an over-bath shower.

Access to the property is via a shared lane with a gated entrance, which leads to the double garage and parking area at the side of the house. There is a patio dining area at the side of the house, with further paved terracing and a border bed in the walled front gardens. At the rear there is a generous expanse of south-facing lawn with various mature trees, hedgerows, shrubs and a pond, which is a haven for wildlife. Tall trees to the borders provide shelter and a sense of privacy and seclusion.

1,666 sq ft (123 sq m)
3 bedrooms
2 reception rooms
2 bathrooms
Double Garage
Freehold | Village

Guide price £775,000

Location

The property is set in the sought-after village of Dockenfield on the Surrey/Hampshire border. Dockenfield is an active and vibrant village which offers a church, the popular Bluebell pub and many well supported community events and clubs including the annual Dockenfield Day village fete, Horticultural Society, Local History Group, Village Lunch, Pilates in the church hall and more.

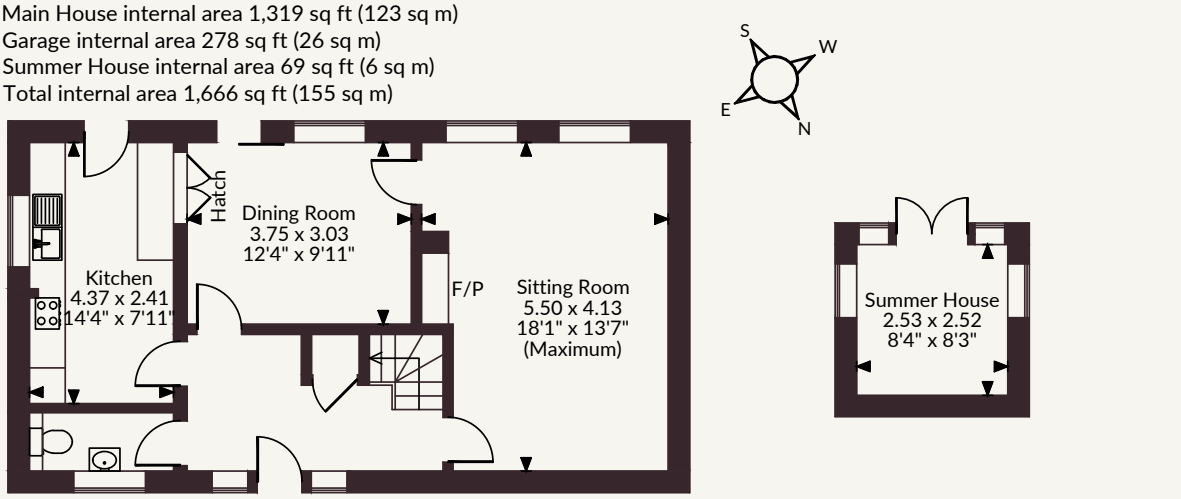
The nearby villages of Frensham and Rowledge boast a variety of local facilities including a village shop, Post Office, butcher, public houses, cricket and tennis clubs and excellent schools. There is sailing and fishing at the National Trust Frensham Ponds and many well-regarded golf courses close by. Nearby Alice Holt Forest (www.aliceholt.org) provides ample opportunity for walking, riding, cycling and outward-bound activities. The Shipwrights Way, a 50-mile scenic cycle route to the south coast is adjacent to the property.

The pretty Georgian market town of Farnham provides the area with an excellent range of shopping and leisure facilities, with the more extensive facilities of Guildford a little further afield. The train station at Bentley is just three miles away with trains to London Waterloo in about an hour.

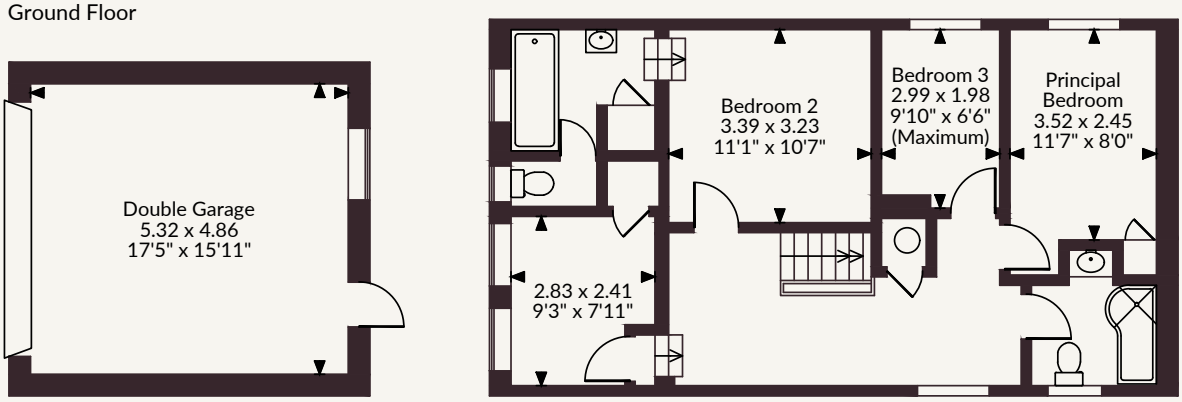
General

Local Authority: Waverley Borough Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations.
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

The Granary Old Lane, Dockenfield, Surrey
Main House internal area 1,319 sq ft (123 sq m)
Garage internal area 278 sq ft (26 sq m)
Summer House internal area 69 sq ft (6 sq m)
Total internal area 1,666 sq ft (155 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8685097/JLW

Strutt & Parker Farnham
37 Downing Street, Farnham, Surrey GU9 7PH
01252 821102 | farnham@struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466

@struttandparker struttandparker.com

Strutt & Parker
Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.