



Standon Homestead

Standon Lane, Ockley, Surrey





A handsome, substantial country house with extensive gardens, grounds and outbuildings

A magnificent country house set in stunning grounds and surrounded by beautiful rolling Surrey countryside. The property features more than 7,000 square feet of highly attractive accommodation with a wealth of period details, including exposed timber beams, handsome fireplaces and leaded windows, while outside there are far-reaching landscaped gardens and grounds.



7 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



GARAGE



10.06 ACRES



FREEHOLD



VILLAGE



7,275 SQ FT



**GUIDE PRICE
£2,995,000**



The property

Standon Homestead is a thoroughly impressive detached country house with extensive accommodation arranged over three light-filled floors. Displaying fine period details throughout including exposed beamwork to the walls and ceilings, as well as grand fireplaces, the property balances its original character with elegant, understated fittings and decor to create a thoroughly attractive living and entertaining space.

The 40ft reception hall provides a grand welcome to the property. With its wide oak floorboards and bay windows, there is space for a seating area, as well as doors leading to the main reception rooms. These include the generous drawing room with its heavy beams and imposing inglenook fireplace, as well as the panelled formal dining room, the dual aspect games room and the study or library, with its two bay windows and splendid open fireplace. The ground floor also has a comfortable family room and a sunny conservatory, as well as a bar which makes for an ideal entertaining area. At the centre of the ground floor

accommodation is the well-equipped kitchen with its bespoke wooden fitted units, central island with breakfast bar and Aga, as well as space for a breakfast table for informal dining. In addition, the utility room, larder, boot room and cellar all provide further space for storage and appliances.

The spacious first-floor landing provides access to four well-presented double bedrooms, including the principal bedroom with its dressing room and large en suite bathroom. One further first-floor bedroom has an en suite bathroom and its own private sitting area, while there is also a family bathroom off the landing. Two staircases lead separately to the two additional bedrooms on the second floor, both of which have en suite bathrooms.















Outside

The house is approached through electric gates along an extensive gravel drive lined by rhododendrons. At the top there is a double garage and ample parking. A second private gated entrance lies at the further end of the lake. The garden surrounding the house offers immaculate rolling lawns, various established hedgerows, shrubs and mature specimen trees and a stunning well-stocked lake with a central fountain water feature. There are also patio areas for al fresco dining, a tennis court and a heated outdoor swimming pool, with a chalet and pavilion serving both the pool and tennis court. Further are peaceful wooded areas with fields and paddocks beyond.

Location

The property is in a beautiful rural setting, just outside the village of Ockley and within easy reach of Horsham, Dorking and Guildford. Ockley has two pubs, a village hall, a cricket club and a mainline station providing hourly services to London Victoria (1 hour 8 minutes), while nearby Capel has a local shop, a post office, a village pub and a medical practice, as

well as cricket and tennis clubs. There are a number of schools in the area, including a primary school in Capel, while the independent Hurtwood House School is within five miles. Leith Hill and the magnificent countryside of the Surrey Hills Area of Outstanding Natural Beauty is just a few minutes drive away, providing excellent walking, riding and cycling routes, while golf is available nearby at the Rusper Golf Club and Gatton Manor. The area is well connected by road, with the A24 nearby providing easy access to the M25.



Distances

- Cranleigh 6.5 miles
- Dorking 8.9 miles
- Horsham 7.9 miles
- Reigate 15 miles
- Leatherhead 15 miles
- Guildford 15 miles

Nearby Stations

- Ockley

Key Locations

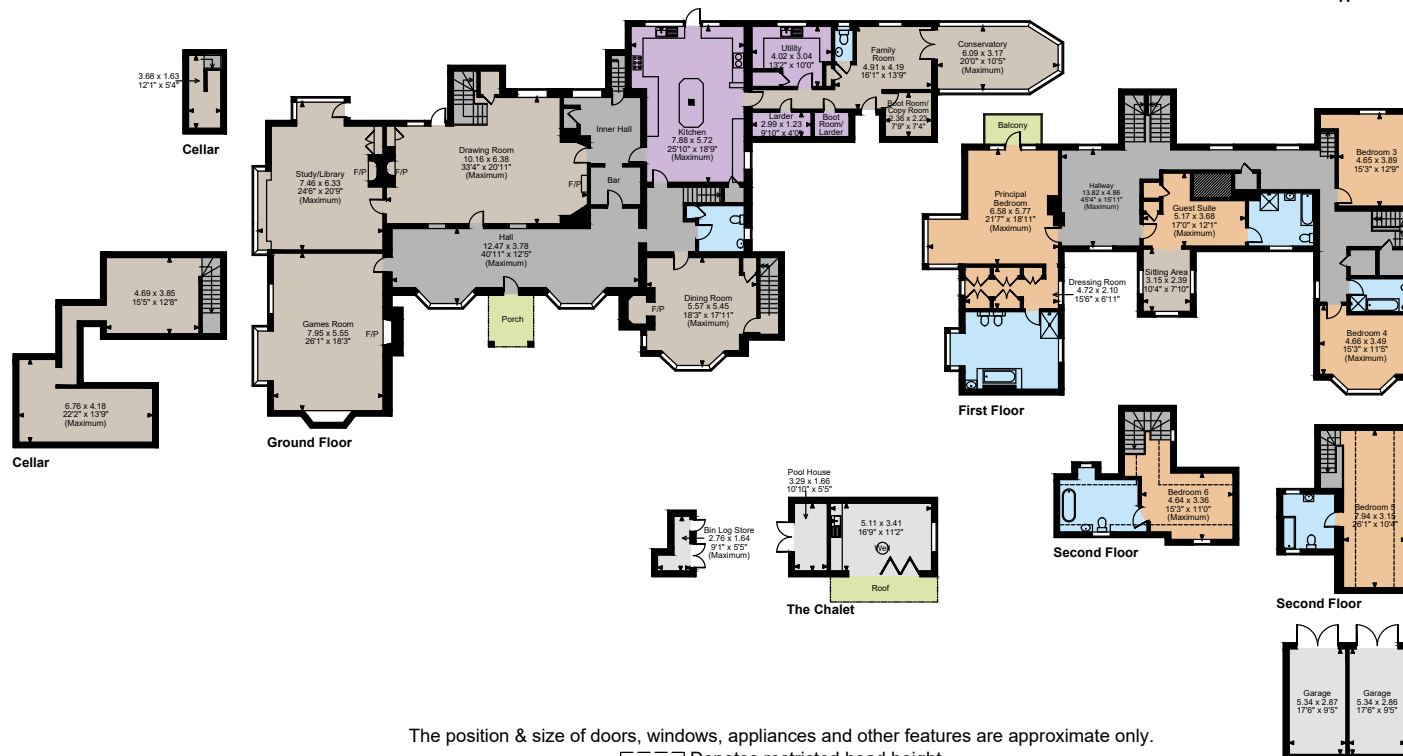
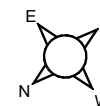
- Polesden Lacey
- Box Hill
- Leith Hill
- Guildford Castle
- Amberley Museum & Heritage Centre

Nearby Schools

- Cranleigh School
- Box Hill School
- Hurtwood House
- St Teresa's
- Micklefield 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 7,275 sq ft (676 sq m)
Double Garage internal area 338 sq ft (31 sq m)
Outbuildings internal area 2,719 sq ft (253 sq m)
Balcony external area = 45 sq ft (4 sq m)
Total internal area 10,332 sq ft (960 sq m)
For identification purposes only.

Directions

RH5 5QR

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General

Local Authority: Mole Valley District Council
Tel: 01306 885001

Services: Mains water, gas and electricity. Private drainage (Installed pre 1983)

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

Council Tax: Band H

EPC Rating: E



House. Partnership

Astra House, The Common, Cranleigh, Surrey GU6 8RZ

01483 266700

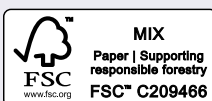
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