The Granary

Copsbridge Farm, Weare Street, Ockley, Surrey, RH5 5NH

Batcheller Monkhouse

The Granary

An attractive property offering a rare combination of characterful living, modern comfort, and excellent equestrian facilities, set within a highly desirable Surrey countryside location - ideal for those seeking a lifestyle property with space, privacy and excellent connectivity.

Ground Floor

- Reception Hall
- Kitchen/Reception Room
- Bedroom 4/Study
- Principal Bedroom with En-Suite Bathroom
- Family Bathroom

First Floor

- Galleried Walkway/Landing
- 2 Vaulted Bedrooms

Outside

- Extensive Driveway
- Landscaped Gardens
- Home Office/Studio
- Stable Yard with 6 Boxes
- Barn, Tack Room, Feed Room
- Sand School and Paddocks
- Approximately 3.31 Acres

Description

A unique country home with outstanding lifestyle appeal and exceptional equestrian facilities set within approximately 3.31 acres of picturesque grounds, The Granary is a beautifully presented barn conversion combining characterful charm with modern living. With a striking black weatherboarded exterior and an impressive range of equestrian facilities, this is a rare opportunity to acquire a lifestyle property in a sought-after Surrey setting.

- The property opens into a welcoming **reception hall**, leading through to a stunning open-plan **living space**. This expansive area is filled with natural light from triple-aspect windows and features part-vaulted ceilings with exposed beams, seamlessly blending rustic character with contemporary comfort.
- The **sitting and dining areas** are subtly divided by a striking timber post, while two sets of French doors open onto the rear terrace—perfect for entertaining and indoor-outdoor living.
- The **kitchen** is stylishly appointed with modern wooden cabinetry, sleek black stone worktops, and integrated appliances, alongside direct external access.
- A standout architectural staircase with glazed balustrade leads to a **galleried walkway,** serving **2 charming vaulted bedrooms**.
- The **principal bedroom suite,** located on the ground floor, provides privacy and includes a well-appointed **en-suite bathroom** with both bath and shower.
- A further **bedroom/study** and **family bathroom** complete the accommodation.

Outside and Equestrian Facilities

The Granary is perfectly equipped for equestrian use, offering:

- **Stable yard** with **6 boxes** (split across two blocks).
- **Tack room, feed room**, and **storage barn.**
- **45m x 25m sand school.**
- **Fenced paddocks** with mains-fed water troughs.
- **Field shelter** and **track system** for year-round exercise.
- **Excellent hacking o**pportunities nearby.
- **Extending to approximately 3.31 Acres** (1.34 Hectares) in total.

The property is approached via wrought-iron gates to a gravel driveway, providing extensive parking including space for horseboxes. The rear gardens are thoughtfully landscaped, featuring paved terraces, decorative gravel areas, and a large lawn.

A versatile timber outbuilding with bi-fold doors offers ideal use as a home office, gym, or studio.

Amenities

Local: Situated on the rural fringes of Ockley, near the charming village of Ewhurst, the property enjoys a tranquil countryside setting with convenient access to amenities.

Towns: More comprehensive facilities and amenities can be found at Cranleigh, Horsham, Dorking and Guildford.

Transport: Ockley station (approximately 1 mile) with services to London and the south coast. Easy access to the M25 (junction 9, Leatherhead). Gatwick Airport (approximately 7 miles).

Schools: The area is well served by highly regarded schools including Hurtwood House, Farlington School, Pennthorpe School and Duke of Kent School.

Directions

What3Words: ///decently.cars.breezes

Additional Information

Local Authority: Mole Valley District Council, Pippbrook, Dorking, Surrey, RH4 1SJ. Telephone: 01306 885001 Website: www.molevalley.gov.uk

Services (not checked or tested): Mains water and electricity. Private drainage. Oil fired heating and under floor heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number: SY822663

EPC: EPC rating C **Council Tax:** Band F

Please Note: Planning permission has been granted for two-storey extension (Reference: MO/2021/1449).

Guide Price £1,150,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Surrey Hills
01483 617697
surreyhills@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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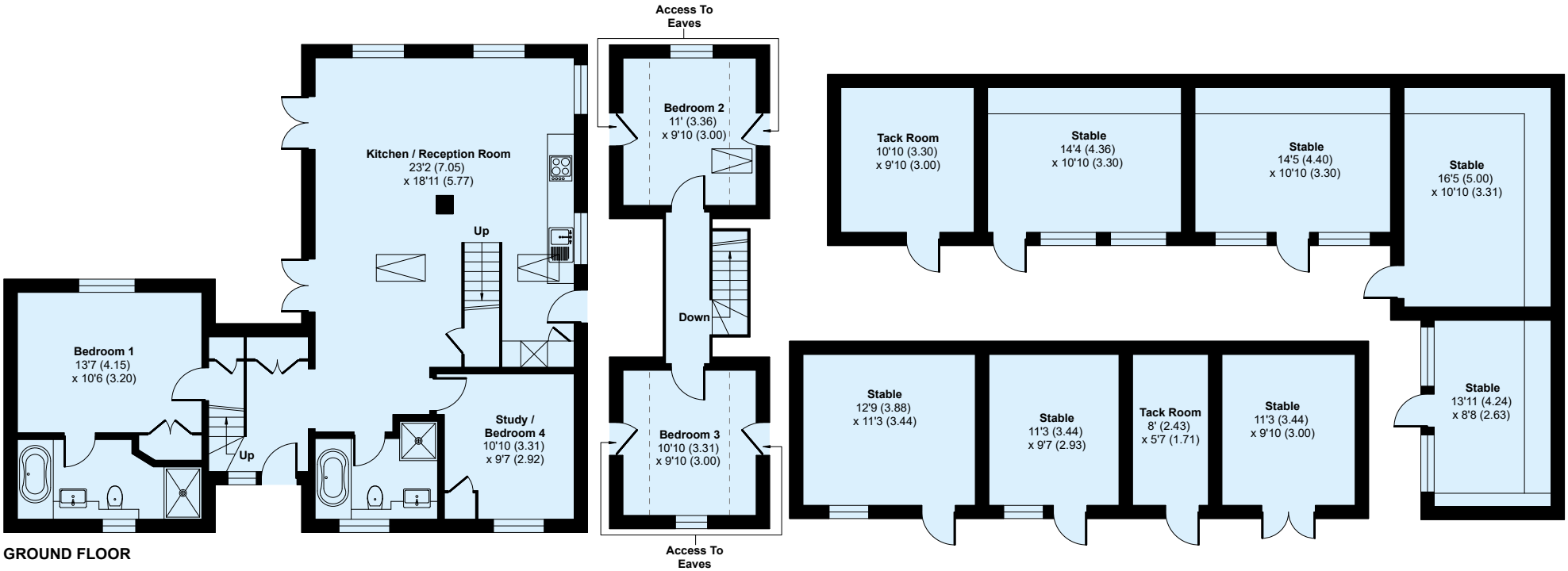
Approximate Area = 1169 sq ft / 108.6 sq m
Limited Use Area(s) = 87 sq ft / 8 sq m
Outbuildings = 1142 sq ft / 106 sq m
Total = 2398 sq ft / 222.6 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

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Land App

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50 m
Scale 1:1375 (at A4)

For identification purposes only and excluded from any contract

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