



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** opportunities 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, Penntorpe 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

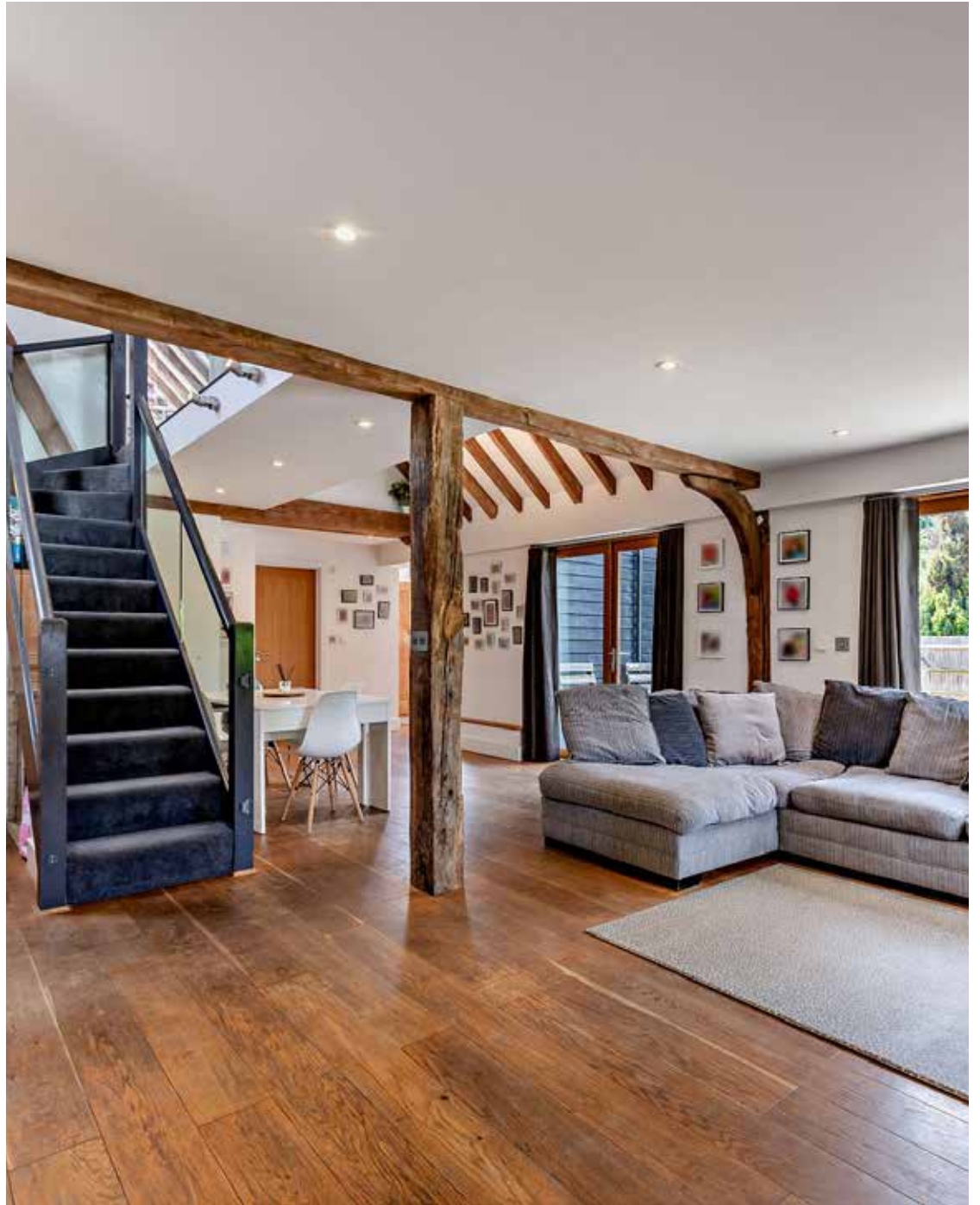
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Denotes restricted head height

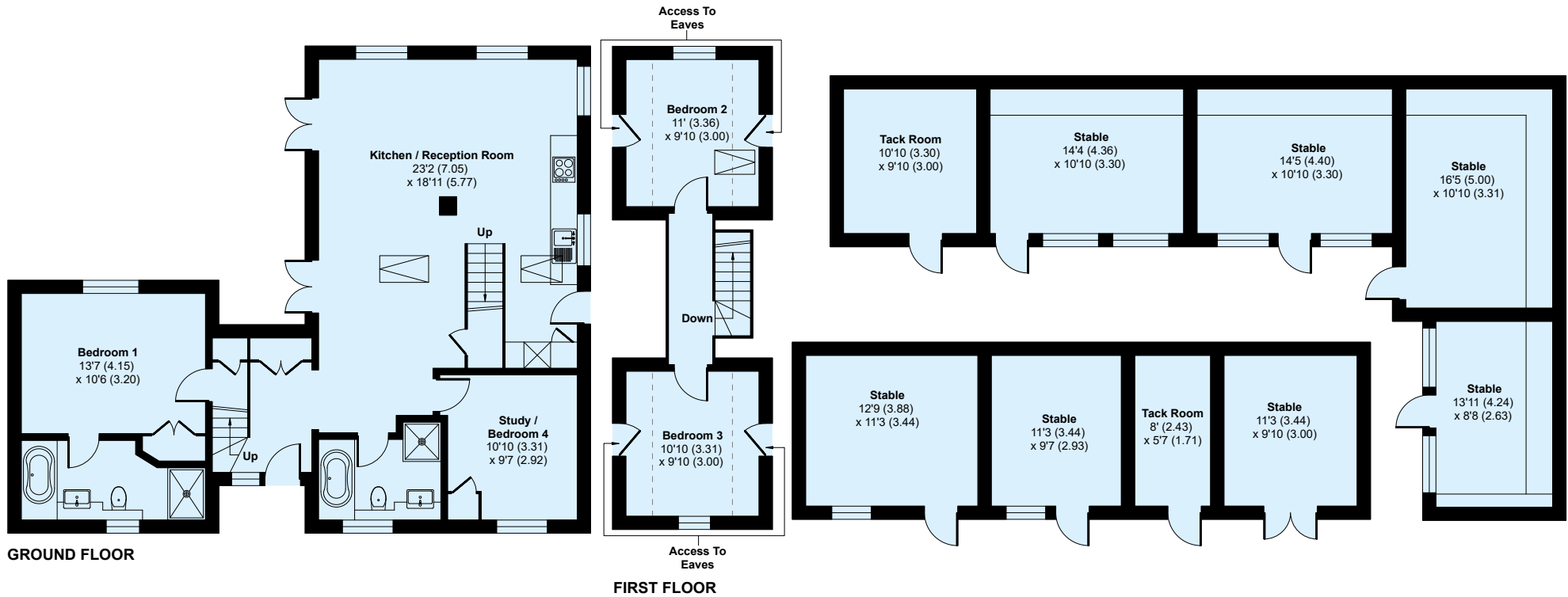
Approximate Area = 1169 sq ft / 108.6 sq m

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



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

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5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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50 m
Scale 1:500 (at A4)

For identification purposes only and
excluded from any contract

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