



**THE OLD GARDEN HOUSE**  
*MICKLEHAM, DORKING, SURREY*

**Hamptons**  
THE HOME EXPERTS





# *A substantial family house with superb southerly views*

**The Old Garden House, Fredley Park  
Mickleham, Dorking, Surrey RH5 6DD**

## **Freehold**

- **6 bedrooms**
- **5 bath/shower rooms (3 ensuite)**
- **3 reception rooms**
- **Stabling, sand-school and paddock**
- **In all about 4.64 acres**

The Old Garden House is a substantial and beautifully presented family house, surrounded by its landscaped gardens, and situated on this highly sought after private road in the village of Mickleham.

## **Features**

6 Bedrooms, 5 Bath/Shower Rooms (3 Ensuite), Entrance Hall, Drawing Room, Dining Room, Family Room, Kitchen/Breakfast Room, 1 Bed Annex/Office with Shower and Kitchen, Various Outbuildings including Stabling, Garaging and Gym, Sand-School, Garden and Paddock, In all about 4.64 acres.

## **Local Authority**

Mole Valley District Council 01306 885001.

## **Services**

Mains water, gas, and electricity. Private drainage to septic tank.

## Description

The bright accommodation flows well with a good balance of both more and less formal rooms on the ground floor, comprising sitting room, dining room, family room, and a lovely kitchen/breakfast room with an Aga and a notable glazed roof lantern which floods the room with sunlight. There is a separate utility room, and a cloakroom/wc. From the family room, a connecting door gives access to annexed accommodation, with a bedroom and shower room, and a kitchen/utility room. This is currently used as a home office.

Upstairs, the 6 bedrooms all have a delightful outlook over the gardens, and lovely south westerly views to Ranmore. The main bedroom has an ensuite shower room and a fitted dressing room next door/bedroom 6 if preferred. There is then a further ensuite bedroom and a family bathroom on the first floor, and 3 further bedrooms and a family shower room on the second floor.





## Situation

Located within the North Downs, designated Area of Outstanding Natural Beauty, Mickleham is a picturesque Surrey village situated at the foot of Box Hill with an ancient village Church, and popular pub/restaurant 'The Running Horses'. The countryside immediately surrounding Mickleham includes Box Hill and Ranmore Common making this an ideal location for walking, cycling, and riding enthusiasts. The historic market town of Dorking is only a short drive away, with a comprehensive range of shops and restaurants and a sports/swimming pool centre. There is an excellent choice of both state and private schools in the area, including Box Hill School and St Johns, in Leatherhead. The area benefits from highly convenient transport links with the A24 nearby, and the M25 at junction 9 less than four miles away, leading to both Heathrow and Gatwick airports. Nearby Dorking and Leatherhead railway stations offer regular services to London Bridge, Victoria, and Waterloo from 51, 55 and 48 minutes respectively.

## Gardens and Grounds

The house is set well back from the no-through private road and has a large front garden with plenty of space for parking. The gardens surround the house which backs south-west, with a wide paved terrace running the full width of the rear elevation. There are views to Ranmore. The lawned garden gently descend to the sand-school and paddock beyond. There is a stable yard with 4 loose boxes and a tack room, and a variety of further outbuildings comprising 2 barns, 2 storage sheds, and a greenhouse. Close to the house there is a garage, and another detached building currently used as a gym. In all, the garden and grounds extend to 4.64 acres.





The prime team would be delighted to show you around this property.

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## The Old Garden House

Approximate gross internal area = 425.8 sq m / 4,583 sq ft, Outbuildings = 154.7 sq m / 1,665 sq ft (Excluding Eaves / Sheds / Barn / Open Stable)

Total = 580.5 sq m / 6,248 sq ft, Including Limited Use Area (3.6 sq m / 39 sq ft)

### For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

