



Leith Hill Lane RH5

£1,795,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Set quietly along a long private driveway, and surrounded by circa an acre of beautifully arranged grounds, this detached barn conversion, dating back to the 1600's, feels wonderfully removed from the everyday. The approach alone hints at what lies beyond; privacy, space and a setting that opens out to far-reaching countryside views, giving the sense that the landscape stretches far beyond the boundaries of the plot.

Originally discovered by the current owners as a weekend retreat in 1999, the property slowly became something more permanent. What began as an escape from busy lives soon evolved into home, a place where family life unfolded, two boys grew up exploring the gardens, and the rhythm of nature became part of daily life. Deer are often spotted crossing the surrounding fields, and the gentle sound of the nearby stream adds to the feeling that this is somewhere designed to help you slow down, think clearly and breathe deeply.

The barn itself blends character with thoughtful modern additions. The principal living space is particularly striking, with its vaulted ceiling, a statement log burner and an impressive expanse of glazing that draws light across the stone flooring throughout the day. Every window frames uninterrupted views of the surrounding countryside, while a mezzanine landing above leads to three bedrooms and two bathrooms, creating a natural sense of height and openness.

At the heart of the home sits a kitchen and family space accessed through a traditional county barn door. Here, rustic charm meets a subtle industrial edge, with modern finishes and Lutron lighting bringing a contemporary feel. Sliding doors extend across one entire wall, opening directly onto the internal courtyard, a surprisingly exotic space where palm trees and sheltered seating create an atmosphere that feels far removed from the rural Surrey Hills.



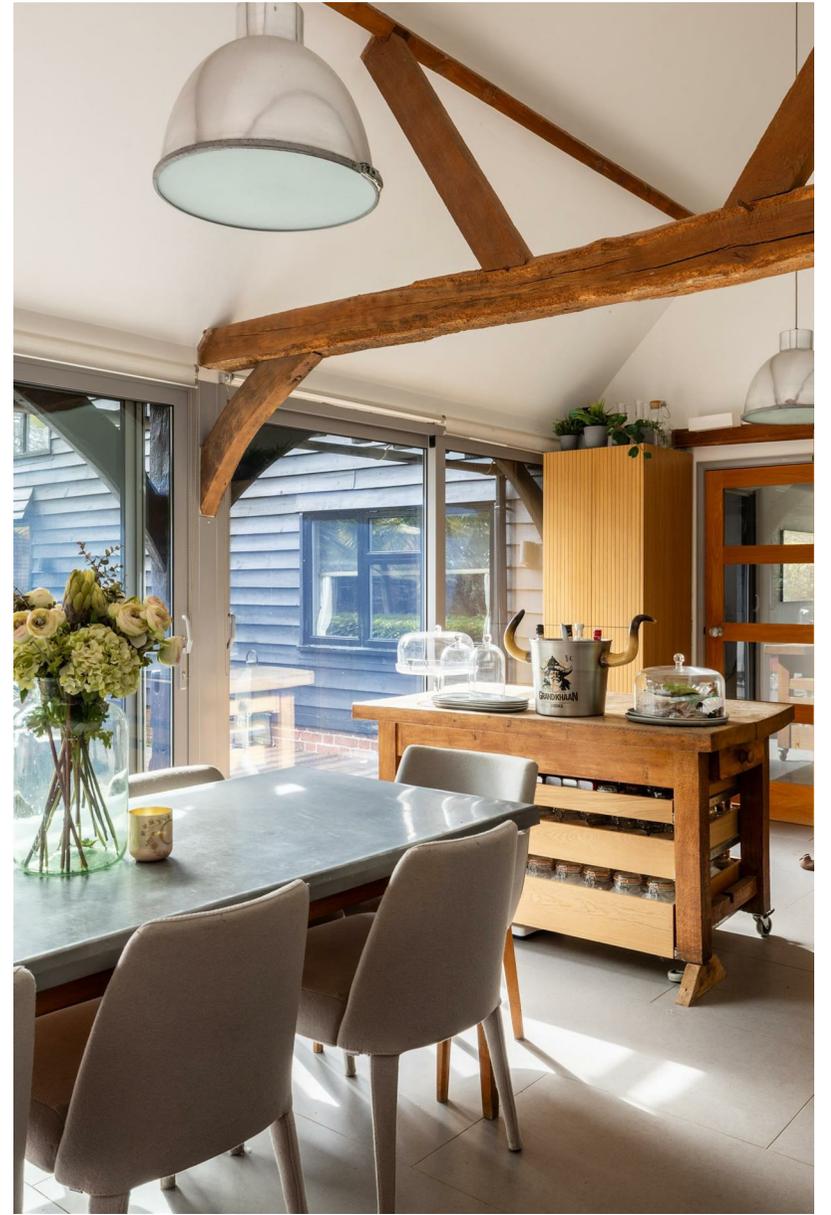
The layout of both the house and gardens has been cleverly arranged to follow the sun throughout the day. Terraces, lawns and seating areas offer either sunshine or shade depending on the moment, making the outside space as versatile as the interior. A sunken spa, covered entertaining area with outdoor speakers and lighting zones, and beautifully maintained gardens create an environment that works just as well for lively gatherings as it does for peaceful afternoons.

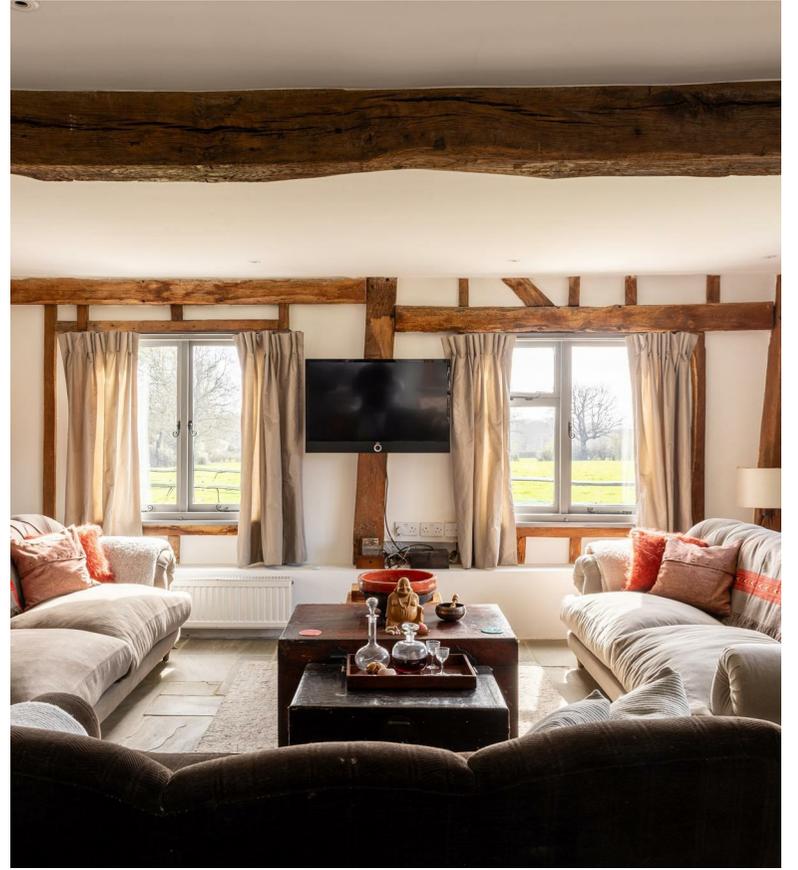
The grounds themselves are exceptional. Rolling lawns extend towards open views, while a pretty stream winds the periphery of the garden. The large double garage provides, not only the perfect space to house your pride and joys, but excellent storage with additional space on either side, and a separate outbuilding, currently used as a gym, offers flexibility as a studio, office or hobby room.

Inside, the layout remains equally adaptable. In addition to the main bedrooms upstairs, a ground-floor bedroom sits opposite a contemporary wet room, offering an ideal guest suite or flexible living arrangement.

What makes this home truly special, however, is the atmosphere it creates. It is a place to retreat to, somewhere to clear the mind, plan the future, or simply watch the changing light across the fields. A house that invites you to slow down, yet still keeps you well connected to the wider world.







Ockley sits in one of Surrey's most picturesque pockets, surrounded by rolling countryside and woodland yet well placed for access to nearby towns. From the front door, there are wonderful walking routes leading towards the iconic heights of Leith Hill, with quiet lanes and bridleways connecting to Coldharbour and Forest Green. Local favourites such as The Plough in Coldharbour and The Parrot at Forest Green provide excellent country pub dining, while Etherley Farm at the end of the lane offers fresh local produce straight from the surrounding farmland.

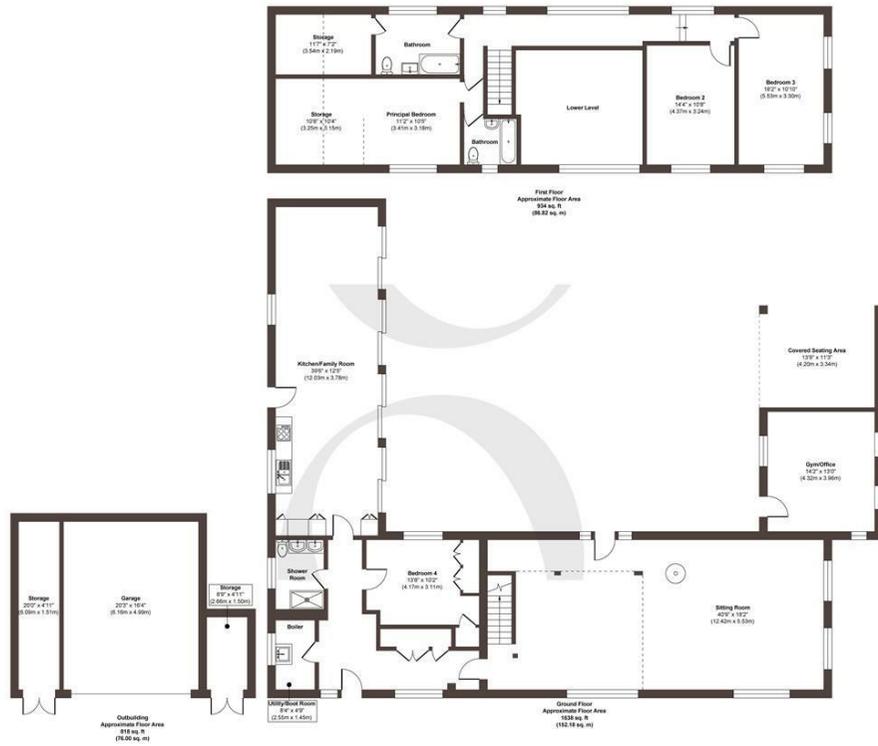
Despite its peaceful setting, the property remains well connected. Dorking and Cranleigh are both within easy reach, providing a wide range of independent shops, cafés and everyday amenities. Ockley railway station offers direct services towards Horsham and London via connections, while road links allow straightforward access to the A24 and beyond.

Families are particularly drawn to the area for its excellent selection of schools, both state and independent. Combined with the surrounding countryside, thriving village communities and convenient transport links, it is a setting that offers the best of rural living without sacrificing everyday practicality.









Approx. Gross Internal Floor Area 3390 sq. ft / 315.00 sq. m (Including Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The Details

- A wonderfully secluded detached barn conversion, approached via a long private driveway
- Four bedrooms and three bathrooms arranged across a flexible layout, including a ground-floor bedroom with adjacent wet room
- Characterful interiors throughout, including exposed barn elements, beautiful stone flooring and a striking log burner
- A kitchen and family space full of personality, blending rustic charm with modern design and subtle industrial touches
- Wonderful spaces for entertaining, including a sunken spa, covered outdoor seating area and atmospheric lighting
- A substantial double garage with additional storage, complemented by a separate outbuilding
- Wonderfully secluded yet surprisingly well connected, offering the peace of rural living while remaining conveniently placed for commuting

Size
Approx 2777.11 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
E



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