



Kings Arms Court, Ockley Dorking RH5 5BD

welcome to

Kings Arms Court, Ockley Dorking

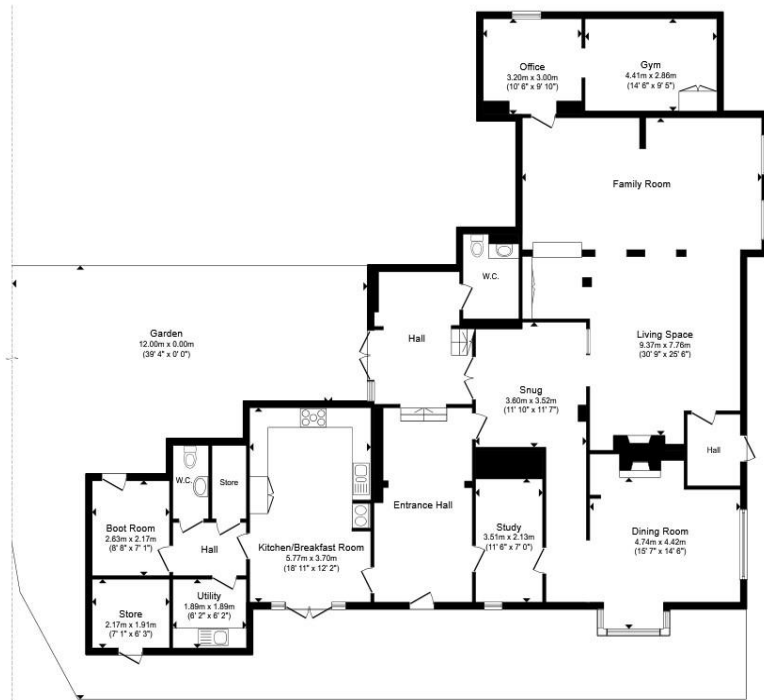
Nestled in the heart of the highly sought-after Surrey village of Ockley, Kings Arms Court is a remarkable Grade II listed residence steeped in history. Originating as a manor house in the 1680s, the building later served as a coach house before becoming a well-known village public house for over 150 years. Following its closure in 2012, the property underwent an extensive and sympathetic restoration, resulting in the exceptional family home seen today—beautifully blending period character with contemporary comfort.

Arranged over three impressive floors, the accommodation extends to over 4,500 sq ft and showcases an abundance of original features alongside thoughtfully designed modern living spaces.

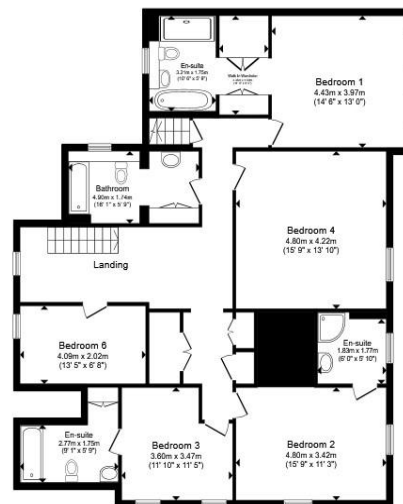
A welcoming entrance hall sets the tone, leading to a series of elegant reception rooms. At the heart of the home is a magnificent open-plan living and entertaining space, providing an outstanding setting for both everyday family life and larger social gatherings. A formal dining room centred around an impressive inglenook fireplace offers a wonderful space for entertaining, while a cosy snug and separate study provide quieter retreats.

The kitchen/breakfast room is perfectly designed for modern family living, complemented by a utility room, boot room and excellent storage facilities. Further versatility is offered by a dedicated office and gym, catering effortlessly to contemporary lifestyle requirements.

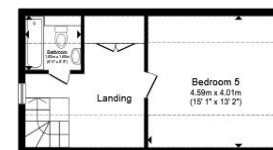




Ground Floor



First Floor



Second Floor



Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Total floor area 419.4 m² (4,514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Six-bedroom family home with over 4500sqft of living space, located in the picturesque village of 'Ockley'.
- Renovated in 2012, this historic property is in excellent condition throughout and offers the perfect blend of history and modern convenience.
- Breathtaking value for money at approximately £270sqft. (Dorking average pricing per around £500sqft.)
- Four en-suite bath/shower rooms with a further family bathroom and a downstairs cloakroom.
- Kitchen/breakfast room with utility and boot room

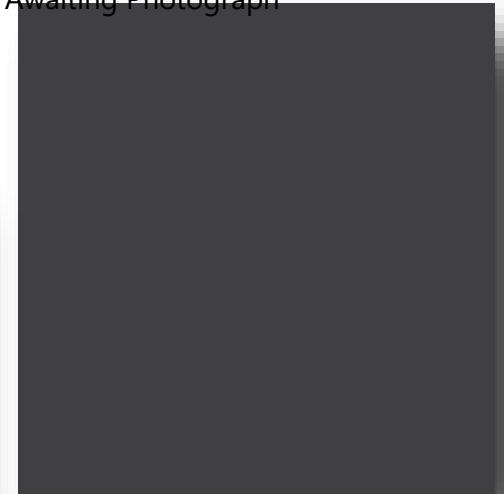
Tenure: Freehold EPC Rating: C

Council Tax Band: G

£1,200,000



Awaiting Photograph



view this property online barnardmarcus.co.uk/Property/DRK102094



Property Ref:
DRK102094 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property