THE CLOCKHOUSE
Capel, Nr Dorking, Surrey
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Horsham Road, Capel, Dorking, Surrey.

A stunning Grade II listed country house with beautiful landscaped gardens, light woodland and lake.

Dorking – 8 miles, Horsham – 8 miles, Gatwick – 13 miles, M25 (Jct. 9) – 14 miles, London - 32 miles, (All distances are approximate)

Summary of Accommodation


Large 2 Storey Detached Brick Building Providing Garaging with Attached Workshop.

Brick Built Store/Generator Room.

Landscaped Gardens and Grounds, Walled Garden, Light Woodland and Lake.

In All Approximately 4 Acres.

Viewing by appointment only

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The Property:

The Clockhouse is a stunning Grade II listed country house rich in history and character dating back to the 14th century with gorgeous walled garden, expansive lake, sweeping lawn and light woodland along with a further substantial detached brick-built building providing garaging adjoining workshop and first floor entertainment area. The main house has been extended over the centuries to provide delightfully proportioned accommodation. Internally the house is presented in a classic style with the emphasis on light, spacios rooms. As you would expect with such a property it has many important features typical of the original era on display throughout its fabric. On the ground floor, a spacious central panelled hallway leads through to a double length open plan kitchen/breakfast room which acts as the heart of the house and is perfectly set up for informal entertaining and general day to day living along with a home cinema room. For more formal entertaining two generously proportioned feature drawing and dining rooms exist. The upstairs offers huge flexibility and can be arranged along several lines to accommodate a variety of requirements from purely bedrooms and bathrooms to a mixture of bedroom suites and more casual reception rooms. Outside, The Clockhouse is approached through impressive bespoke wrought iron electric gates opening onto a sweeping gravel driveway that leads past an area of parking and the front of the main house and onto the detached brick-built building and garaging beyond where it terminates providing ample parking for several cars. The surrounding gardens and grounds are a main feature of The Clockhouse, being extensive and varied in nature. Immediately surrounding the house are extensive areas of lawn, interspersed with a variety of shrubs and trees, that gently roll down to the lake and the bridge over to the light woodland beyond. From the south facing terrace, a rose covered walkway leads past the detached barn and onto a more formal walled garden.

The History:

There has been a property on the site of The Clockhouse documented back to the 14th Century. It is only within the past 150 years that The Clockhouse has been known by that name being formerly called Risbrugg or Risbridge with first records appearing in 1307. The first reference to a building on the site was in 1420 as a tenant farm which it was for most of its existence farming over 100 acres immediately surrounding. As evidence of the interesting history of the property has period decorative hand painting in the upper reception room as well as a priest hole, which is accessed from a current bathroom. The house has been extended over the centuries with a substantial southerly extension in the mid 18th century. This Georgian extension affords elegant proportioned rooms with delightful aspects across the garden and lake. The current owner who purchased The Clockhouse in 2002 has since carried out a substantial programme of restoration and sensitive improvement to re-instate this beautiful historic country residence. A comprehensive history of the ownership of the property is available upon request.

The Situation:

The Clockhouse is set in a rural position just to the south of Capel village. The village offers everything for day to day needs and includes a pub, shops, church, village hall, school and recreation ground. For more comprehensive shopping and recreational facilities the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. They also have main line stations to London Waterloo and Victoria respectively. There are excellent schools in the vicinity including a primary school in Capel, Cranleigh School in Cranleigh, Farlington School in Warnham, Belmont School at Holmbury St Mary and St Teresas at Effingham to name just a few. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiast.

Directions:

From London, take the A24 to Dorking and continue on the A24 south (signposted Horsham/Worthing) beyond Capel. At the end of the dual carriageway (Clarks Green) stay on the A24 (single lanes) and after about 0.5 miles, having passed a garage on your right, the entrance drive to The Clockhouse will be found on the left. Continue up the drive and after about 0.25 miles the entrance gates will be found directly in front of you.
For clarification, we wish to inform prospective purchasers that we have prepared these sale 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, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.