

WOODLANDS







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MAYES GREEN, DORKING, RH5 5PN

Set in an elevated position with far-reaching views across the surrounding countryside, Woodlands is a charming four-bedroom detached family home offering beautifully landscaped gardens, excellent equestrian facilities and a superb collection of outbuildings, extending in all to approximately 10.68 acres.

- Elevated rural setting with exceptional countryside views
- Elegant reception/dining hall and sitting room with fireplace
- Farmhouse-style kitchen with breakfast and family areas
 - Flexible bedroom accommodation across two floors
 - Integral double garage, cellar and extensive storage
- Detached barn-style garage and ample driveway parking
 - Stable yard with four boxes and tack room
 - Triple-bay hay barn and additional agricultural barn
 - Formal gardens, paddocks, woodland and pasture
 - Approximately 10.68 acres in total

Cranleigh – 5.8 miles, Abinger Hammer - 6.1 miles, Dorking - 9.4 miles (London Victoria 56 mins),
Guildford – 13.8 miles (London Waterloo 35 mins), Central London – 34.1 miles



THE PROPERTY

Woodlands is an idyllic rural home offering highly versatile accommodation, perfectly suited to family living, equestrian interests or those seeking a smallholding lifestyle. Enjoying a remarkable setting within the Surrey Hills, the property commands distant views towards Holmbury and Leith Hills.

Approached via a gated driveway that winds gently towards the house, the sense of arrival is immediate. Manicured lawns and mature planting frame the approach, while the elevated position allows the surrounding landscape to unfold beautifully before you.

A welcoming reception hall spans the front of the house and serves equally well as an elegant dining hall, with large windows drawing in natural light and showcasing the far-reaching views. At one end, the inviting sitting room centres around a feature fireplace and connects via glazed doors to the family room beyond, creating a warm and sociable arrangement for everyday living and entertaining alike.







Extending across the rear of the house, the farmhouse-style kitchen/breakfast/family room forms the heart of the home. Thoughtfully designed, the space combines generous dining and seating areas with an excellent range of fitted cabinetry and ample preparation space. Integrated appliances include an induction hob, electric oven and dishwasher, together with space for a fridge/freezer. A separate utility room and cloakroom are positioned conveniently nearby, alongside access to the cellar, integral garage and substantial first-floor storage area above. This area is ready for conversion for poss. One additional bedroom and bathroom or two separate bedrooms, access may be possible from the first floor of the main house.

Beyond the kitchen lies a study area and an inner hallway leading to two ground-floor bedrooms, served by both a family bathroom and separate shower room, offering excellent flexibility for guests, multi-generational living or home working requirements.

The first floor provides two further double bedrooms with vaulted ceilings and delightful dual-aspect views across the gardens and grounds. Both bedrooms benefit from fitted wardrobes and generous eaves storage. The central landing incorporates a seating area, walk-in storage cupboard and an additional family bathroom.



SITUATION

Situated within the Surrey Hills Area of Outstanding Natural Beauty, Mayes Green is a small and highly desirable rural hamlet on the edge of the Surrey Weald, enjoying magnificent countryside surroundings with views towards Holmbury and Leith Hills, two of Surrey's most celebrated beauty spots.

Despite its peaceful setting, the property is exceptionally well connected, lying almost equidistant between Dorking, Guildford and Horsham, with convenient access to the A24, M25, London, Heathrow and Gatwick airports. Ockley station lies approximately 4 miles away, offering services to London in around one hour, while faster and more frequent services are available from Guildford and Dorking.

Nearby Forest Green is home to the renowned Parrot Inn, a historic public house dating back over 400 years overlooking the village cricket green. Cranleigh, often referred to as England's largest village, offers an excellent range of everyday amenities including Marks & Spencer, Sainsbury's and a variety of independent boutiques, cafés and shops. More extensive shopping, leisure and cultural amenities can be found in Dorking, Guildford and Horsham.

The area is particularly well regarded for its excellent selection of schools including Hurtwood House, Duke of Kent, Farlington, RGS Surrey Hills, St Teresa's Effingham, Leith Hill School and Cranleigh School.

Recreational opportunities are extensive and include golf at several local clubs, together with shooting, fishing, walking, cycling and riding through some of England's finest countryside.







EQUESTRIAN FACILITIES

The equestrian facilities are exceptionally well arranged, positioned conveniently close to the house yet discreetly screened by mature hedging.

An L-shaped stable block by Harlow Stables provides four loose boxes and a tack room arranged around a practical yard area. A substantial triple-bay hay barn and an additional partially open-sided barn offer excellent storage for haylage, machinery or livestock equipment.

Leading directly from the yard are two well-fenced paddocks, together with further grazing land, woodland and additional paddock areas extending westwards. The principal field lies to the north of the house, with a double bay field shelter. The field extends to approximately 5.98 acres.

In all, the property extends to approximately 10.68 acres.







INFORMATION

FIXTURES & FITTINGS

Carpets, curtains, light fittings and garden statuary are excluded from the sale, but some items may be available by separate negotiation.

SERVICES

Oil fired central heating, Klargester sewage treatment plan

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council - T: 01306 885001

DIRECTIONS

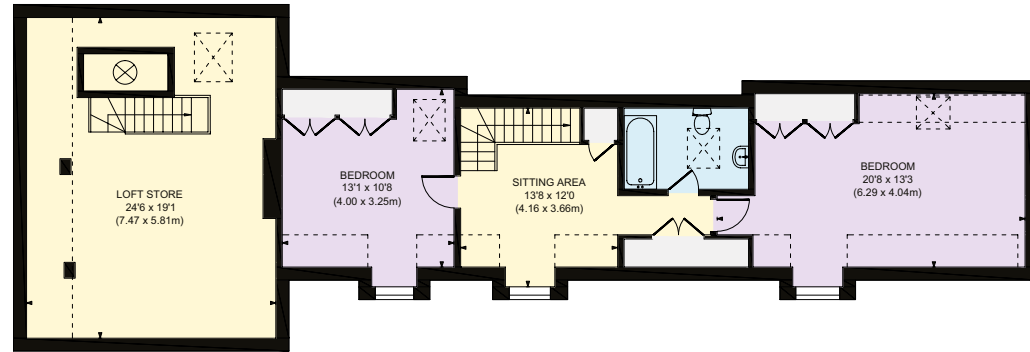
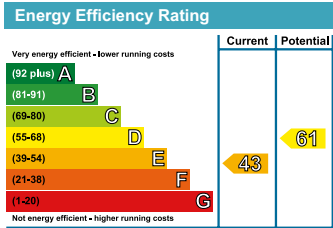
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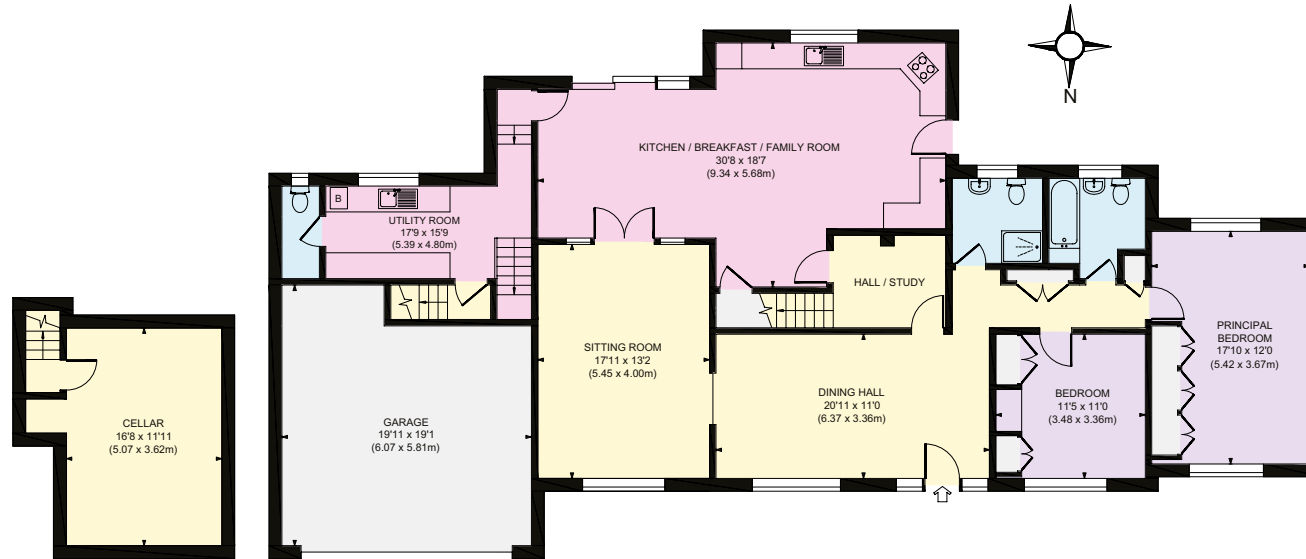
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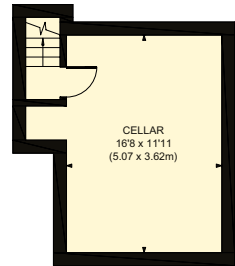
Approximate Gross Internal Area
 Main House: 3,072 sq ft / 285.39 sq m
 Garage: 345 sq ft / 32.01 sq m
 Total: 3,416 sq ft / 317.4 sq m



First Floor



Ground Floor

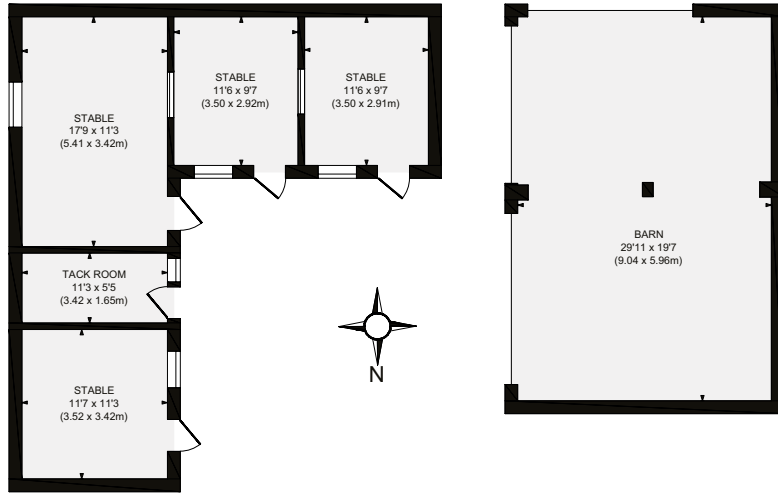


Basement

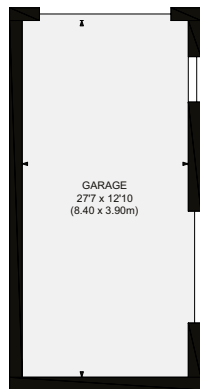


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Area:
2,818 sq ft / 261.8 sq m



Outbuilding



Garage

