

Norwood Hill Road  
Charlwood, RH6

Freehold  
Offers in excess of £950,000



A Beautiful 16th Century Farmhouse with 5 Acres of Woodland & Fields | Equestrian Possibilities | Annex / Dwelling potential | Many Detached Outbuildings | Views Across Ones Own Fields and Beyond...ctd...



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 powerbespoke  
— remarkably different. —

Approximate Gross Internal Area = 293 sq m / 3154 sq ft  
 Cellar = 20.8 sq m / 224 sq ft  
 Outbuildings = 200.2 sq m / 2155 sq ft  
 Total = 514 sq m / 5533 sq ft



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 decisions reliant upon them. (ID399332)  
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A Beautiful, Period, Country Farmhouse set in 5 Acres of Woodland & Fields. Equestrian possibilities and additional Annex / Dwelling potential...

Four Bedrooms | Potential for Two Further Bedrooms | Four Reception Rooms | Library/Study | Large Reception Hall | Utility/Boot/Dog Room | Circa 5 Acres of Land | Two Fields for Grazing & Pasture (2.3 acres) | Detached Outbuildings With Potential for Annex/Dwelling (STP) | Garage | Views Across Fields | Rural Location

This Grade II listed property has character in abundance with a warm, rich history spanning many centuries. Many features have been preserved and the last few owners have been keen historians helping shed light on the property's past.

The house itself offers over 3100 square feet and comes with many outbuildings. Some are perfect candidates to pursue planning applications for additional dwellings or annex accommodations. The house has a large loft area which has not been converted yet heralds the possibility and an extremely large landing that could be divided to provide an additional bedroom as well.

### Key Information

#### The Farmhouse;

3154 Square Feet | Detached | Four Bedrooms | Four Reception Rooms | Large Kitchen Diner with AGA | Large Inglenook Fireplace in Sitting Room | Built Circa 1555 | Utility/Boot Room | Cellar | Large Entrance Hall

#### Outbuildings & Facilities;

Tandem Double Garage | Large Workshop & Commercial Store Rooms | Granary Barn | Small Granary | The Olde Dairy (dilapidated) | Driveway | Parking

There is potential to convert the Workshop & Stores as well as The Granary Barn into accommodation. The site has been assessed by a local planning consultant whose recent successes include many changes of use to residential and full planning applications to many of the neighbours locally. We are happy to pass on his details.

#### Land;

Circa 5 Acres | Two Fields of Pasture & Grazing (2.3 Acres) | Woodland (1.5 Acres) | Surrounded by Protected Fields (Agricultural & Equestrian Uses)

The acreage allows one to keep 2 horses comfortably if you were to erect stables in the fields.

#### Vendors Comments...

We moved here on the 1st of August 2002. Built in spring/summer 1555 (by tree ring dating this year) the house is of "Smoke-Bay" type. Stables were on the left of the yard, the milking parlour on the right. 1555 - 3 years before Elizabeth the First ascended to the throne, 30 years before Shakespeare began to write seriously, 32 years before the potato was introduced to the UK and 6 years after the ring finger changed from right to left.....

The Georgian wing at the back was constructed about 1740.

Pevsner mentions the roof massing - "big and tile hung with a complex pattern of gables" The well head in the photo's is also separately listed with Historic England.

To the right of the driveway as you drive in are our neighbour's donkeys grazing. They come in after hay-making.

We will miss Brittleware Farmhouse with all our hearts but we're moving abroad and building our new home.

**Location Information...**

Gatwick Airport 4 miles | Horley 3.4 miles | Crawley 4 miles | Reigate 5.6 miles | Dorking 9 miles | Horsham 10 miles | London (central) 30 miles | Brighton 25 miles |

(Road Distances - Approximate)

Norwood Hill is a part of Charlwood that is not too affected by the Gatwick Flightpath. Charlwood itself is a medieval village that offers a good school, great nurseries, pubs, shops, a medieval church, village hall and recreation ground. 0.6 of a mile up the road is the newly refurbished Fox Revived a well known and popular local eatery and gastro pub.

**Additional Information...**

Parking Arrangements: Garage and driveway.

Council Tax Band: G

Vendors position: To find

Tenure: Freehold

Grade II listed: 1966 (Surrey CC)

Age: Circa 1555 (16th Century)

Stamp Duty 1st Home: £38,750

Stamp Duty 2nd Home: £67,250

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