



JUNE FARM



REIGATE • SURREY

A large, lush green landscape with a country house in the background, surrounded by trees and a well-manicured lawn. The scene is set in the Surrey Hills, featuring a variety of trees including a prominent weeping tree in the foreground and a large, dense forest in the background. The house is a two-story brick building with a prominent chimney and a white porch. The lawn is well-maintained with visible mowing stripes. The sky is a clear, bright blue with a few wispy clouds.

An extraordinary country house in stunning grounds nestled in the Surrey Hills

JUNE FARM

TRUMPET HILL ROAD • NR REIGATE • SURREY

Accommodation

Reception hall • Drawing room • Dining hall • Conservatory • Billiards room • Study • Kitchen/Breakfast room

Cold room • Laundry • Boot/gun room

Master bedroom suite with dressing room • Seven further bedrooms (five ensuite)

One family bathroom • Play room and kitchenette

One bedroom staff flat • Four bay open garage

Various outbuildings consisting of workshops and stores • Modern fully equipped greenhouse

Excellent equestrian facilities

Swimming pool • Pool house • Tennis court

Immaculate gardens and grounds of approximately 24.71 acres

Reigate 2 miles (London Bridge or Victoria from 39 minutes)

Redhill 4 miles (London Bridge or Victoria from 25 minutes)

Dorking 5.5 miles • Gatwick Airport 7.5 miles

Central London 23 miles • Heathrow Airport 30 miles

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Your attention is drawn to the Important Notice on the last page of the brochure.



SITUATION

Reigate provides a comprehensive range of amenities shops and boutiques. There are a good number of restaurants, cafes, and bars. It is ideally situated for the commuter with both Reigate and Redhill stations being easily accessible providing connections to London Bridge and Victoria. The M25 Junction 8 is less than four miles to the north with links to London and the wider motorway network. Gatwick Airport is approximately 7.5 miles distant whilst Heathrow Airport is within 30 miles. The area is particularly well served with state and independent schools for all ages including Holmesdale, The Priory, Dunottar, Reigate College and Reigate Grammar. There is good walking and riding locally on Reigate Hill, Reigate Heath and The North Downs Way. For golfers, nearby courses include Reigate Hill and Reigate Heath.

JUNE FARM

June Farm is an exceptional Grade II listed country property originating from the 17th century. The farmhouse and barn have been fully restored and modernised with an early twentieth century link with a dramatic sweeping roof said to be by Sir Edwin Lutyens. The shape of the house forms a delightful walled courtyard with ornamental rose gardens and a carp pond. This can be accessed by no less than five points from the main house. The house in its current form provides characterful accommodation and an enormously comfortable family home.

Internally, there is fabulous entertaining space throughout including the interconnecting drawing room, dining hall and conservatory.











The Home

The dining hall is double height and features a wonderful viewing gallery and all of these rooms take full advantage of the stunning southwesterly views. The current owners have extended this side of the house by incorporating the beautiful conservatory and extending the billiard room (and master bedroom above). The octagonal study is wonderfully unusual and links the main section of the ground floor to what could be an entirely independent wing including four bedrooms, three bathrooms, a kitchenette and sitting/play room.

All of the bedrooms in the main section of the house are ensuite and the master bedroom suite in particular is a spectacular asset. There is access from the master suite directly into the garden close the pool area.

Of particular note are the exceptionally good ceilings heights throughout, extensive period features including stained glass windows, oak floors and stone fireplaces. There are few properties of this calibre in the area and the fact that the current owners' have remained for over 40 years is testament to this.



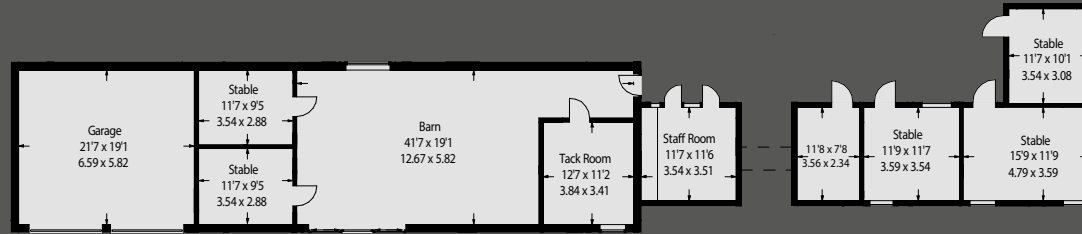


This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

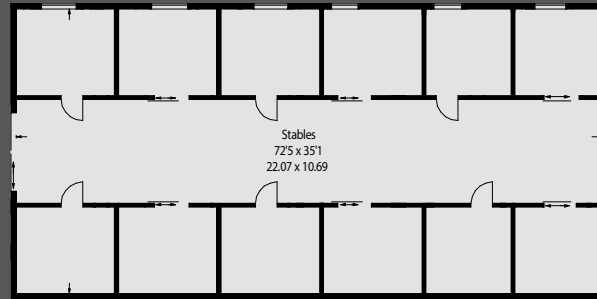
GARDENS

The gardens and grounds of June Farm are as much a feature of the property as the house. The immaculately tended gardens are fully irrigated and mainly laid to lawn with borders of mature shrubs and trees. A curved ha-ha separates the gardens from the paddocks. To the south of the house, well-tended areas include a very well sheltered swimming pool with pool house (including a changing area, shower room and fully fitted kitchen) and external seating area. A gym, hobby room, vegetable garden, greenhouse and tennis court are all logically placed and allow for privacy and independent 'rooms' within the gardens.



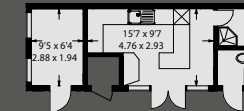


Outbuilding

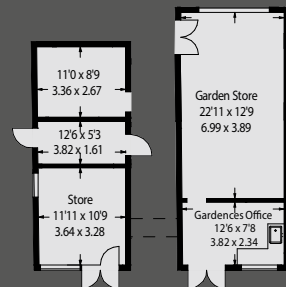


Stables

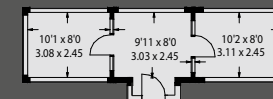
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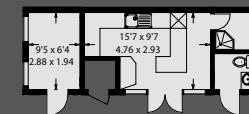
Pool House



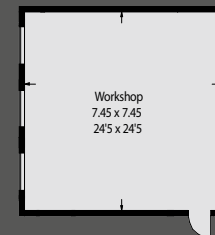
Outbuilding



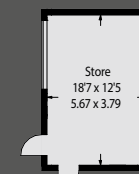
Green House



Stables



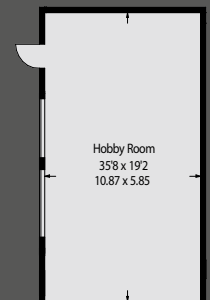
Workshop



Store



Workshop



Hobby Room

EQUESTRIAN FACILITIES

The equestrian centre has been extensively developed by the current owners over recent years and would rival many small commercial setups. The land is divided into seven post and rail paddocks with another small paddock adjacent to the secondary access from the lane.

- 18 loose boxes forming a courtyard and within an American style barn
- Hay barn
- Feed room
- Tack room with kitchen
- Rug room
- Solarium
- Horse walker
- Sand school
- Machinery store





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Land Use:	
	✓ Pasture
	✓ Arable
	✓ Game Cover
	✓ Woodland
	✓ Scrub
	✓ Verge / Misc
	✓ Water
	✓ Orchard
	✓ Heathland
	✓ Rocks / Boulders
	✓ Building (Residential)
	✓ Building / Structure (Agricultural)
	✓ Gardens
	✓ Road / Track

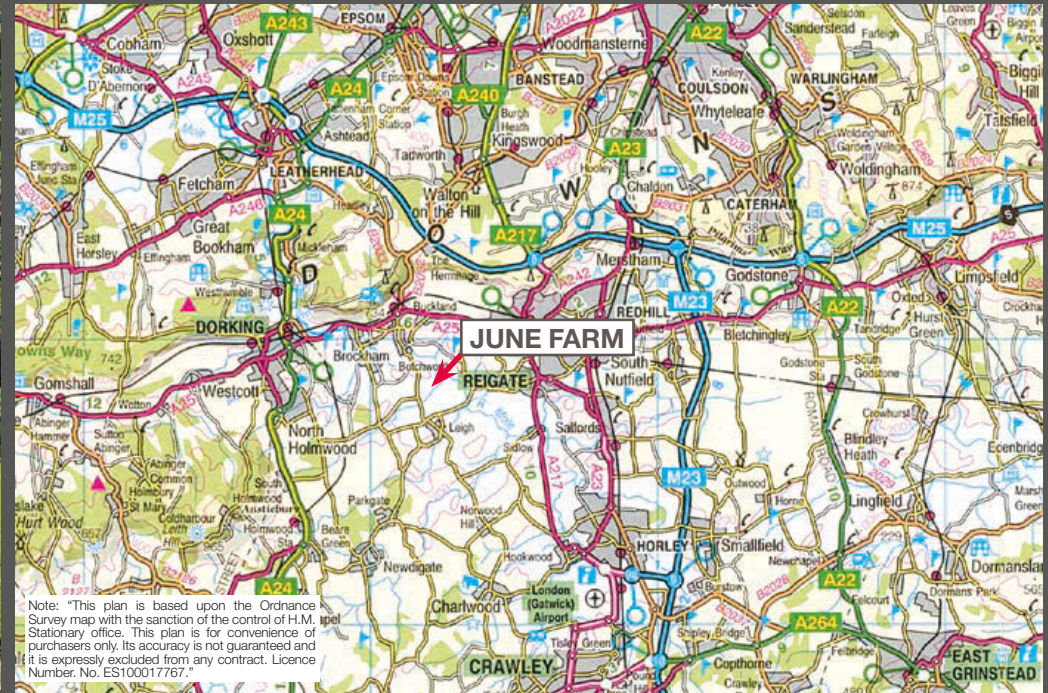
NB: If field & building type are unknown - assumed pasture & residential



Date: 01:03:17
 Drawn By: MMCC
 Scale: 1:2500 @ A4
 Plan Ref:

Title **June Farm**

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GENERAL

Services Our clients have advised us that the property has Mains water, gas and electricity. Drainage via Klargester.

Local Authority

Reigate and Banstead Borough Council
01737 276000

Council Tax Band H

Fixtures and Fittings All fixtures and fittings are specifically excluded although some items may be available by separate negotiation

Rights of Way The sale is subject to all easements, quasi easements and public and private rights of way. There is a footpath on the western (not on June Farm land).

DIRECTIONS (RH2 8QY)

Exit the M25 at Junction 8 and head South into Reigate on the A217. In Reigate follow the one way system around the town until exiting to the west on the A25 towards Dorking.

Soon after exiting the town, there is a pub on the left called The Black Horse, immediately after that turn left into Flanchford Road. Follow Flanchford road for a mile till you come to the first road turning on the right, which is Trumpets Hill Road. Turn right there, go down a small slope to a small green and on the south side of the green is June Farm.



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