

NEW HOUSE FARM

Shillinglee, Chiddingfold, Surrey, GU8 4SZ





A beautiful 44 acre farm with consent for an Ian Adam-Smith designed country house and associated outbuildings

The consented property:

Entrance hall | Drawing room | Dining room | Family room | Study | Kitchen | Breakfast room | Rear hall
Larder | Two cloakrooms | Vaulted party barn

Principal bedroom with dressing room and en suite bathroom | Four further bedroom suites | Bedroom six

Indoor swimming pool | Gym | Swimming pool changing area | Sauna | Three-bay garage | Plant room

Stable Block: Six loose boxes | Tack room

Agricultural barn of about 5,000 square feet (suitable for further garaging, horses or animals).

Gardens | Pasture | Paddocks | Woodland

In all approximately 44.16 acres

Situation

New House Farm is set in an unrivalled, elevated position surrounded by its own private land on the Surrey/West Sussex border close to the highly sought-after village of Chiddingfold.

Chiddingfold is said to be one of the most desirable villages in the south of England and is home to St Mary's Church, a good range of shops, including a post office as part of the general store, coffee shop, chemist and traditional butcher. There are also four excellent public houses within the village, most notably the Swan Inn and the Crown Inn, which is believed to date back to the 13th Century. Within the village, there is also an excellent primary school, which is in high demand, as well as a doctor's surgery and a village hall. Haslemere town, which is only five miles away, provides extensive facilities for day to day needs including a Waitrose, an M&S food hall, a choice of restaurants, pubs and coffee shops, a tennis club, the Haslemere leisure centre and an independent theatre/cinema. The town also has a number of independent shops and boutiques catering for a wide range of styles.



Computer Generated Image

Distances

Chiddingfold 5 miles, Haslemere 5.5 miles (London Waterloo 56 minutes),
Witley 8 miles (London Waterloo 55 minutes),
Petworth 9 miles, Guildford 15 miles, London 46 miles
(All distances and times are approximate)

Schools

Highfield & Brookham School – 9.5 miles
Cranleigh Prep – 9.5 miles
Edgeborough – 18 miles
St Hilary's School – 11 miles
Priors Field School – 13 miles
Longacres – 13 miles
Cranleigh School – 9.5 miles
Bedales School – 21 miles

Train

A fast service into London Waterloo from Haslemere and Witley stations,
taking 56 minutes and 55 minutes respectively.

Road

A3 at Milford and Hindhead giving access to London, the M25 and Gatwick,
Heathrow and Southampton airports.

Sport

Golf at Hindhead, Cowdray Park and Chiddingfold.
Racing at Goodwood and Fontwell.
Polo at Cowdray Park.
Sailing off the south coast at Chichester.

Walks / riding out

Possibly the most special element of New House Farm's location is the splendid array
of footpaths and bridleways that the immediate countryside has to offer, which can be
accessed directly from the far south west corner property behind the woodland.

New House Farm

Planning consent was granted to extend the existing property, while joining it to the barn to the north, giving a house and attached party barn of c. 8,000 sq ft, in a mature and private setting together with an indoor pool complex of c. 2,000 sq ft.

The design by Ian Adam-Smith is of a classically modern design and will allow for a wonderful through-flow of accommodation over two floors, with a real highlight being the stunning kitchen/breakfast room to the rear of the property.

Outbuildings

In addition to the main house, New House Farm benefits from several large agricultural buildings which would lend themselves well to development subject to the usual consents.

There is consent for a single storey outbuilding to the east of the main house which would form a stunning courtyard. This building would house the swimming pool and leisure facilities for the property as well as a three-bay garage.

There is also another large agricultural barn currently used for the storage of hay, of about 5,000 sq ft in size which is more than large enough for a multitude of purposes dependant on the owners' interests and hobbies.

Outside

The property benefits from two accesses off the road, one to the east and one to the west. The majority of the land lies to the south of the property and features the old gardens of the original farmhouse as well as pasture, paddock and woodland.

Of note, a public bridleway leads directly off the southwest corner of the land linking to a wide array of footpaths and bridleways and providing excellent walking and riding directly from the property.



Planning Note

◆ IAN ADAM-SMITH ◆
CHARTERED ARCHITECTS
FINE TOWN & COUNTRY HOUSE COMMISSIONS LIMITED

HIGHBUILDING FARM • VANN ROAD • FERNHURST • HASLEMERE • SURREY • GU27 3NL TEL: 01428 64644

Planning Note

Newhouse Farm,
Shillinglee Road
GU8 4SZ

Application Reference No.	Description	Granted
13/02865/PLD	Two storey extension and a single storey extension	21/11/2013
14/01001/DOM	Proposed external alterations to existing dwelling	15/05/2014
4/03338/NMA	Non-material amendment to planning permission PS/14/01001/DOM. Minor amendments to fenestration configuration	12/03/2015
14/03698/ELD	Creation of access track	07/01/2015
14/04051/ELD	Use of attached timber barn and associated hardstanding for 'ancillary' residential use.	29/01/2015
15/00749/DOM	Works to enclose and re-clad existing attached timber barn, used as ancillary residential accommodation	26/05/2015
15/02070/ELD	Construction of a forward facing 'front' extension under Class A Permitted Development under the GPDO 1995	11/12/2015
15/02069/PLD	Construction of single storey outbuilding (Pool & Garage)	22/10/2015
15/02070/ELD	Construction of a forward facing 'front' extension under Class A Permitted Development under the GPDO 1995	11/12/2015
18/00733/DOM	Works to enclose and re-clad existing attached timber barn, used as ancillary residential accommodation. (Variation of condition 2 from planning permission PS/15/00749/DOM to make alterations is external appearance.	17/05/2018
18/01106/DOC	Discharge of conditions 3 and 6 from planning permission PS/15/00749/DOM (Barn)	16/05/2018

IAN K ADAM-SMITH BA (HONS) DIP ARCH RIBA
DIRECTORS: MUNGO ADAM-SMITH BA (HONS) MARCH LEO CORNALL BA (HONS) DIP ARCH RIBA FERGUS ADAM-SMITH BA (HONS)
IN ASSOCIATION WITH: SIMON PLATT ACIAT JASON K LINTOTT BA (HONS) ARCH IAN THEOBALD BA (HONS), DIP ARCH RIBA
JOHN OLLIVER BSC (HONS) MCIAT JAMES HATTON BA (HONS) KAI ALEXANDER BA (HONS) MARCH EDWARD DRAVEN HNC

REGISTERED OFFICE: HIGHBUILDING FARM, VANN ROAD, FERNHURST, WEST SUSSEX GU27 3NL
REGISTERED IN ENGLAND AND WALES NO. 3659198 • VAT REGD NO 273 6649 69

FLOOR PLAN FOR THE CONSENTED SCHEME

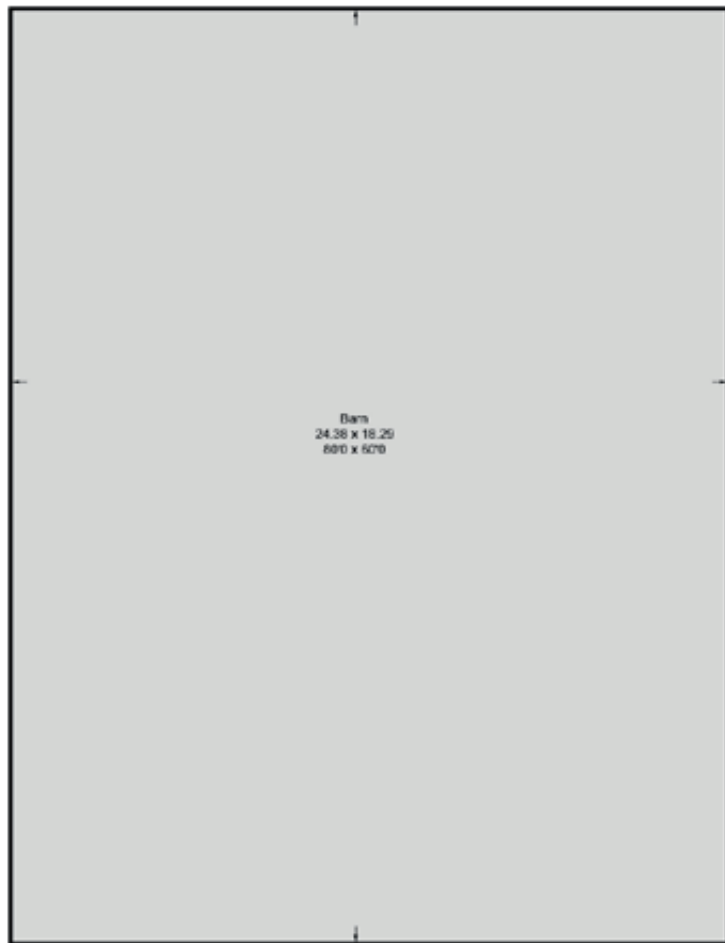
New House Farm

Total = 1380.7 sq m / 14863 sq ft
 Approximate Gross Internal Area Main House = 630.8 sq m / 6790 sq ft
 Barn = 445.9 sq m / 4800 sq ft
 Stables = 67.5 sq m / 727 sq ft
 Outbuildings = 236.5 sq m / 2546 sq ft, (Excluding Void / Plant Room)

This plan is for layout guidance only, measurements are approximate, not to scale.



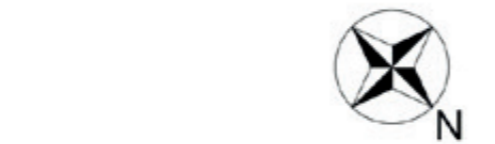
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



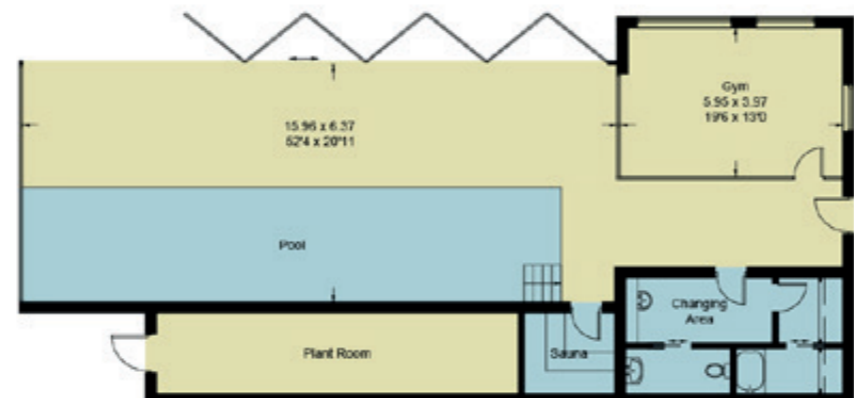
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(Not shown in actual location/orientation)



(Not shown in actual location/orientation)



(Not shown in actual location/orientation)



SDLT / RPA Payments

We are advised by our clients that the property currently receives RPA Grants.

We understand that the house has been uninhabited since 2013.

Prospective purchasers should take their own advice in connection the correct calculations of SDLT (Stamp Duty Land Tax.)

Services

We are advised by our client that the current property has mains water and electricity, together with private drainage and oil-fired central heating.

Viewings

All viewings are strictly by prior appointment only and should be arranged via either of the joint agents House. or Hanover Private.

Local authority

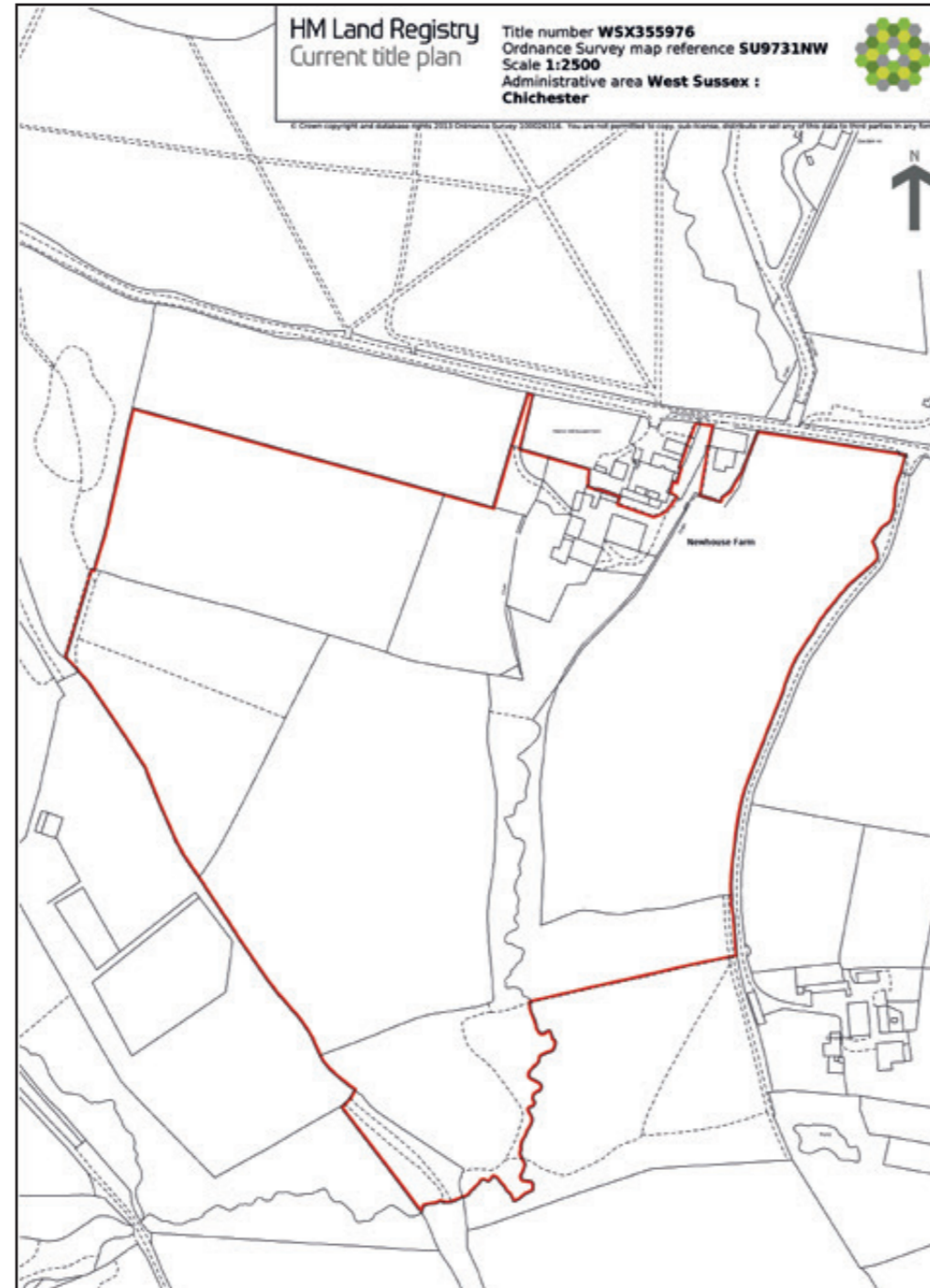
Chichester District Council – 01243 785 166

Directions (GU8 4SZ)

What Three Words: atlas.thinker.defended

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.





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