

STONE



Sandy Lane RH1

£1,500,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



Found on the idyllic Sandy Lane, this enchanting red brick and tile-hung farmhouse is a rare opportunity to own a charming country residence. Originally dating back to the 1600s, yet free from the constraints of a grade listing, this home invites limitless potential for those looking to enhance or reimagine its charming architecture. Set within approximately three acres of picturesque grounds, the property blends historic character with modern living in a truly breathtaking setting.

Approaching through private gates, a sense of tranquillity unfolds as you are greeted by a stunning walled garden, leading to a traditional working well. The main house, a quintessential chocolate box cottage, exudes period charm with barn-style doors and a classic farmhouse entrance.

Inside, original flooring guides you into a snug room offering tranquil views over the front lawn, setting the tone for the warmth and elegance found throughout. The heart of the home is the generous kitchen and dining room, ideal for both relaxed family meals and entertaining guests.

A magnificent dual-aspect lounge showcases original character beams and a large brick Inglenook fireplace with a log burner, perfect for cosy evenings. Beyond, a bright morning room frames sweeping views of the countryside, a serene space to start the day. Practicality meets charm with a spacious utility room, a downstairs WC, and a boot room with stable doors leading to a peaceful patio area.



Upstairs, four beautifully proportioned double bedrooms continue the theme of space and character, each offering uninterrupted views of the rolling countryside. One bedroom features a unique mezzanine level, an inspiring retreat overlooking the gardens. Two well-appointed bathrooms, both with roll-top baths, add a touch of luxury, creating a restful haven for relaxation.

Outside, the grounds are nothing short of spectacular. The zoned gardens offer year-round beauty, with bluebell woods providing a magical backdrop in spring. Two separate entertaining areas are thoughtfully positioned to capture the sun throughout the day, ideal for al fresco dining or simply enjoying the peaceful surroundings.

Substantial outbuildings, a wood shed, and covered car ports for two cars add further practicality, while the property provides ample parking for up to eight vehicles. In the winter months, the home is beautifully illuminated, standing as a beacon of warmth against the verdant countryside.







Perfectly positioned, this home sits on the edge of the highly regarded Hawthorns School, making it an excellent choice for families seeking a prestigious independent education. The nearby village of South Nutfield offers a strong sense of community, with a local shop, train station, and easy access to neighbouring towns.

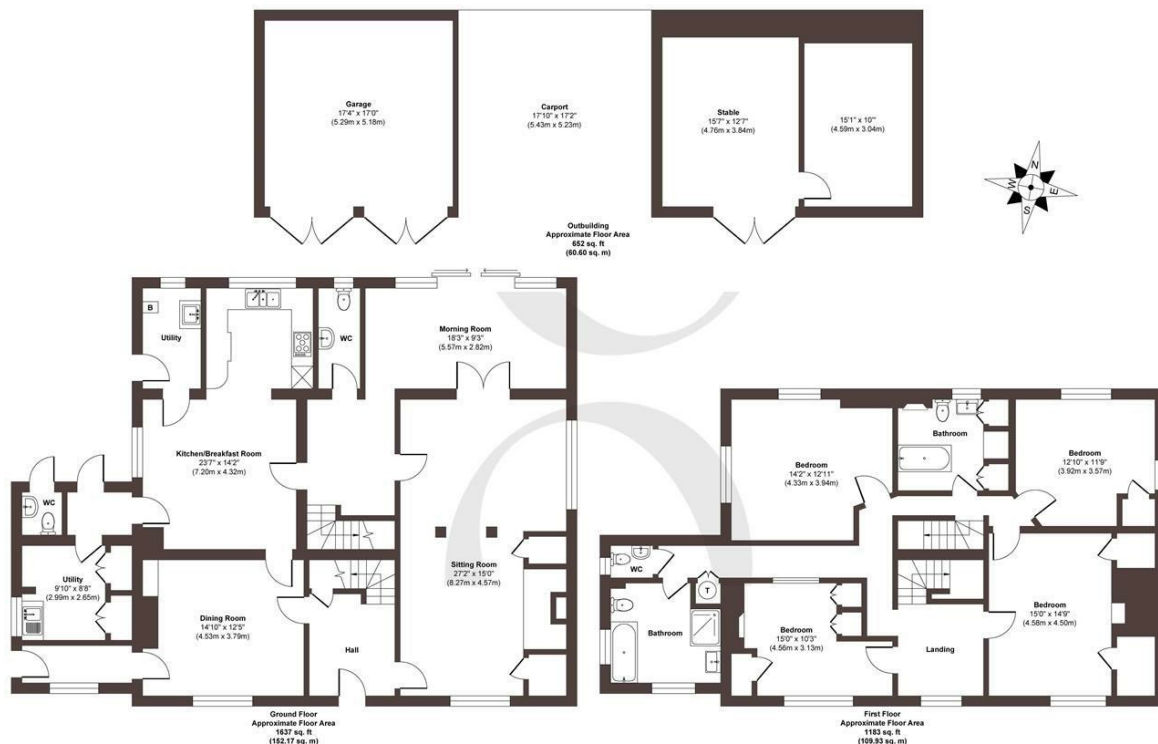
A short drive away, Priory Farm provides an excellent farm shop and seasonal activities, while Bletchingley High Street is rich in history with charming pubs, independent boutiques, and antique shops. For those commuting to London, Merstham train station offers fast and frequent links, while the nearby Nutfield Priory Hotel & Gym provides an exclusive health and wellness retreat.

For those seeking a home that seamlessly blends heritage, charm, and modern convenience within an unbeatable location, this exceptional farmhouse on Sandy Lane is a true gem waiting to be discovered.









Approx. Gross Internal Floor Area 3473 sq. ft / 322.70 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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The Details

- A charming four bedroom farmhouse set against the Surrey countryside
- Beautifully presented, with potential for future expansion (subject to consents)
- Three acres of gardens, including two entertainment areas and a bluebell wood
- Four double bedrooms, each with verdant views
- Expansive reception rooms with unique character
- Utility room, boot room and downstairs WC
- Gated entrance with an expansive private driveway
- Outbuildings, offering storage, a woodshed and a carport

Size
Approx 3473.00 sq ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
H



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