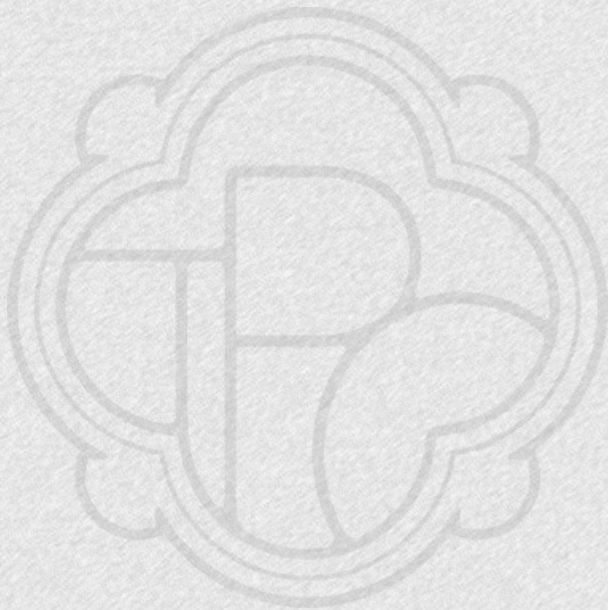


# CHURCH STILE HOUSE



CHURCH STILE HOUSE  
COBHAM



£5,000,000

COBHAM



CHURCH STILE HOUSE, COBHAM

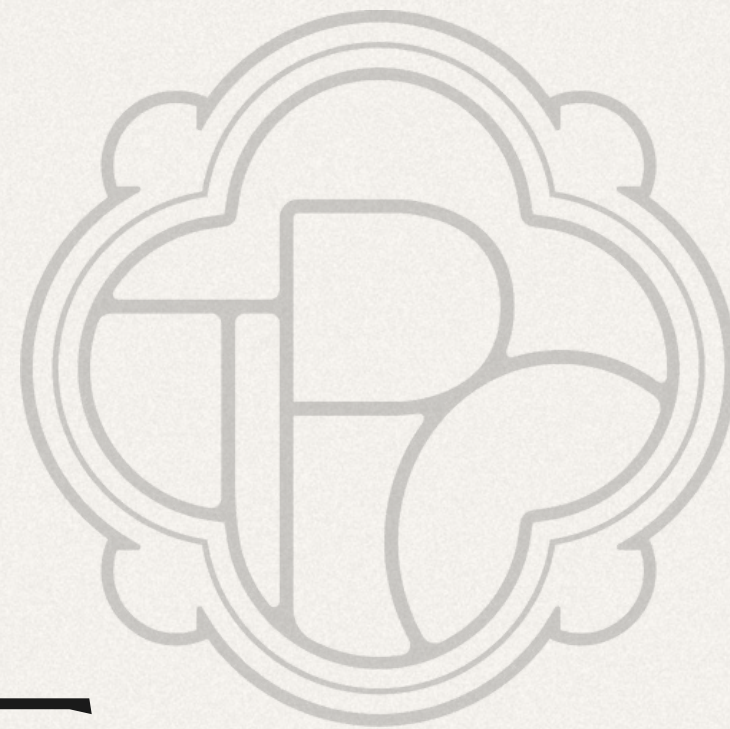


# WELCOME HOME

AN EXQUISITE BLEND OF HISTORICAL CHARM  
AND MODERN COMFORT

Guide Price  
£5,000,000

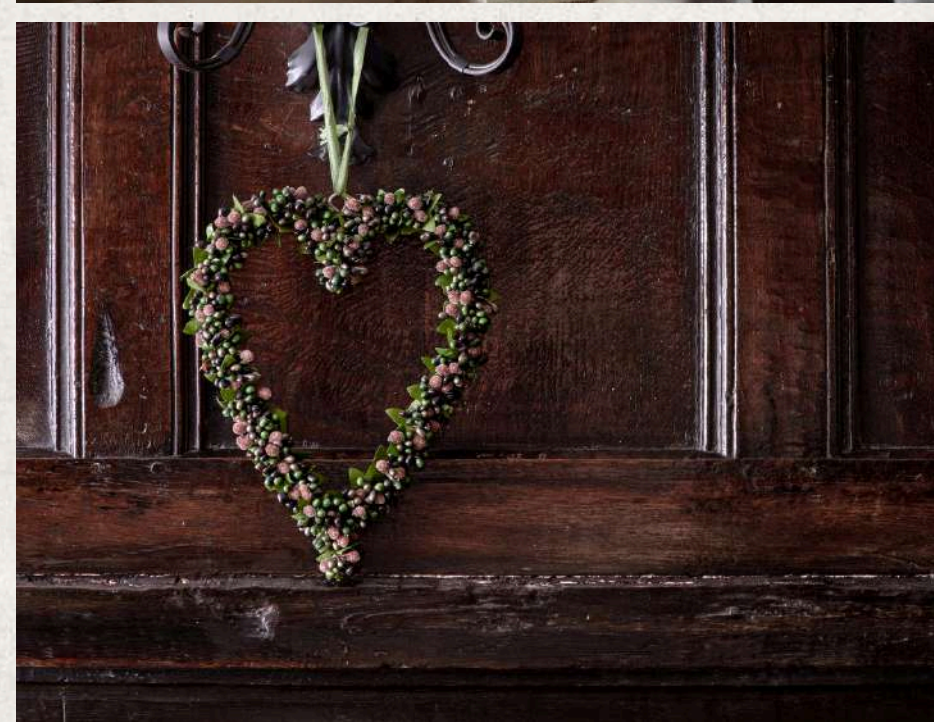
Nestled in the heart of Cobham's historic centre, Church Stile House stands not only as an architectural gem, but an historical one. Positioned on Church Street, directly adjacent to St. Andrew's Church and the picturesque lychgate, this Grade II\* listed property represents centuries of evolving English heritage. Thoughtfully restored and maintained, it offers a rare opportunity to own a piece of history while enjoying modern comforts in one of Surrey's most sought-after locations.











# ACCOMODATION

Approaching the house from Church Street, the timber-framed façade presents a striking image, with its heavy brackets, carved bargeboards, and traditional casement windows. The original front door, once the main, now serves as an internal feature, while the present entrance opens into a welcoming and serene hallway giving an abundance of warmth and peace with exposed beams and historic ironmongery.

The entrance hall also bears evidence of the house's commercial past. Metal hooks, dated to the 17<sup>th</sup> C , still hang from the beams – likely used by a former grocer for displaying goods. A now decommissioned chimney retains the original rungs once climbed by chimney sweeps. The vaulted north cellar, another feature contributing to the Grade II\* listing, stretches beneath the pavement and was reportedly used as an air raid shelter during World War II. This cellar has since found a more whimsical purpose, currently housing a collection of plastic ducks which the current owners store due to their involvement with the infamous annual Cobham Heritage Trust Duck Race!

The drawing room, formerly a schoolroom during the early 19th century when the house served as the Churchyard Foundation School, retains children's initials carved into the wooden door. The dragon tie beam overhead not only supports the structure but serves as a visible testament to 17th-century carpentry. Two fireplaces grace this room: a grand one for warmth and a smaller, original hearth now repurposed for storage.





# ACCOMODATION

Beyond the sitting room lies the orangery, a sympathetic modern addition designed by renowned conservation architect Peregrine Bryant, celebrated for his sensitive work on historic buildings, including projects at the Royal Hospital Chelsea. This thoughtfully designed space features butterfly arches that mirror the original porch design, seamlessly connecting past and present. The shape and proportions of the orangery pay homage to the architectural language of the original house, ensuring it feels like an organic extension rather than a modern imposition. Underfloor heating ensures year-round comfort, while expansive glazing floods the space with natural light, making it the heart of the home.

The kitchen, painted in a period-appropriate blue reminiscent of the 1750s, features a fully restored 1757 grille, discovered beneath cork boarding during renovations. The adjacent hallway retains its Queen Anne staircase and the dining room and study their beautiful Queen Anne painted panelling and other original features carefully preserved and painted as intended.

Much of the door ironmongery around the house is original with many door locks possessing their original keys and in working order.





# ACCOMODATION

Upstairs, the principal bedroom offers uninterrupted views of St. Andrew's Church, framed by original sash windows with scalloped awnings. One window, a rare 'Yorkshire sash,' slides horizontally rather than vertically. The fireplace of the ensuite bathroom, adorned with Voysey heart motifs, adds an Arts and Crafts touch to the historic setting.

The original principal bedroom, now a guest room, boasts rich oak panelling, Delft tiles – each one uniquely hand-painted – with the ensuite bathroom benefiting from an elegant claw-footed bath strategically placed to offer garden views. In the churchyard, a beautiful lamp that would not look out of place in Narnia, and which falls within the house's demise, enhances the enchanting outlook.

Yet another historical gem can be found in one of the guest bedrooms, with cupboards flanking the fireplace, possibly intended for storing wigs in the Georgian era. Remarkably, one pane of glass on the landing adjacent to this room is original, dating back to 1705.

The top floor of the Jacobean wing contains some of the most striking original timber work with exposed beams described as "axed half tree trunks". Interestingly, many of the "carpenter marks" on timber beams do not match indicating that the house was constructed with reclaimed timber from earlier buildings.

We could go on indefinitely, but one final treasure deserves mention: the delightful dolls' house tucked away on the top floor. This charming miniature, meticulously modelled after the main property, was crafted by former resident Mr. George Audsley, a skilled carpenter. It stands as a testament to both craftsmanship and affection for the home's unique character. Alongside this enchanting replica, Audsley also built the greenhouse at the garden's edge, further cementing his legacy within the property.





# GARDENS

The garden at Church Stile House is an oasis of tranquility; a beautifully maintained space, perfectly complementing the historic charm of the property. Enclosed by aged brick walls and an arched gate into the Churchyard, it offers privacy and a sense of seclusion while remaining just steps from the heart of Cobham. Mature trees, roses, an old wisteria and carefully curated flowerbeds create a peaceful haven, while historic features add further character.

Two boundary markers from 1887, signifying the property's historical ties to the Clerkenwell church, remain within the grounds – one in its original corner position and the other repositioned for visibility. At the garden's edge stands the aforementioned greenhouse, first constructed in the 1920's by Audsley during his tenure at the house, providing an elegant yet practical space for nurturing plants. This is a garden that not only enhances the beauty of the house but also reflects its rich, layered history.



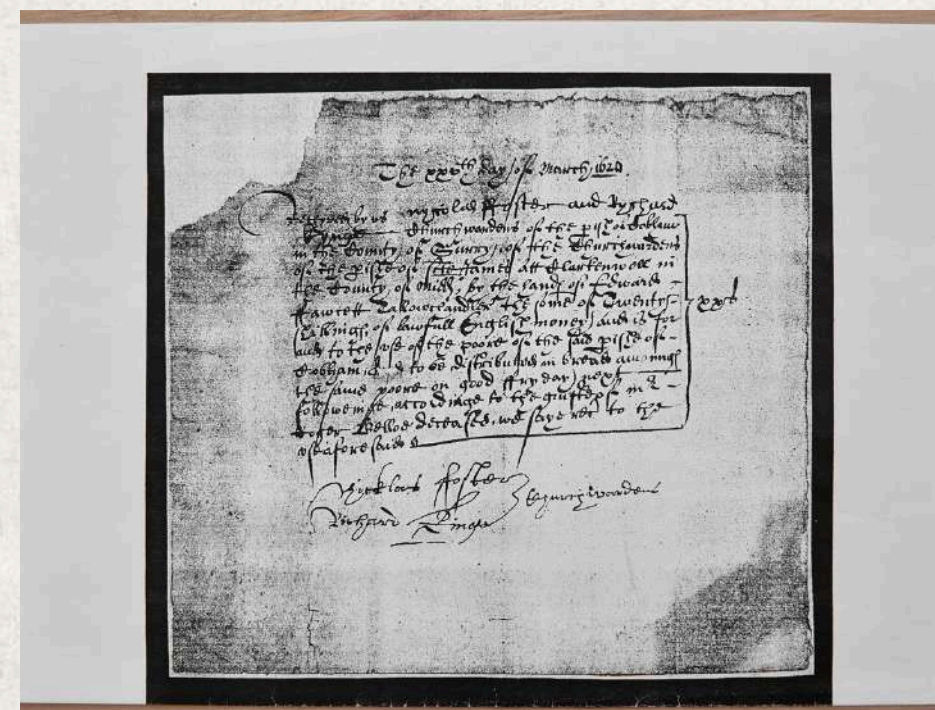


# HISTORY

While the current structure largely dates from the early 17th century, the property's roots can be traced to medieval times. While an inscription confirms a construction date of 1432, historical investigations suggest the house was significantly remodelled in 1624, under the tenancy of Edward Fawcett, a London-based tallow chandler. Fawcett's lease was granted by the churchwardens of St. James, Clerkenwell, following a bequest from Roger Bellow, a London brewer, in 1614. That bequest required the sum of £1 to be paid annually for the poor of Cobham and copies of the receipts for 1619, 1620 and 1621 are on file.



The house's distinctive double-jettied overhang, an architectural rarity in this part of Surrey, was likely a reflection of Fawcett's profession. As a tallow chandler, he would have valued light, ventilation, and workspace – qualities evident throughout the house. This, together with the visible dragon tie beam in the drawing room (an unusual feature typically concealed) highlights the craftsmanship of the period. A corbel in the rear porch reflects Fawcett's residency carved with "EF A 1632"; it is one of a pair – the other reputedly in Guildford Museum.



In 1705, the house was further extended with the addition of a Queen Anne wing, characterised by higher ceilings, perpendicular lines, and sash windows. This addition, combined with the original Jacobean timber frame, created the distinctive L-shaped layout seen today.



# HISTORY

Church Stile House has witnessed an extraordinary succession of occupants, each contributing to its rich tapestry. During the early 18th century, the Porter family, prominent Cobham farmers and brewers, held the property. Sun Fire Insurance records from 1742 confirm Robert Porter’s ownership, with the house insured for the princely sum of £500. The Porter family were significant landowners in the area, also holding Randalls Farm and several local public houses. Robert Porter’s son, Sutton Porter, inherited the property and continued the family’s influential presence in the village.

In the early 19th century, the house, under the occupancy of Mr John Fletcher, became home to the Churchyard Foundation School, one of Cobham’s first educational establishments. Notably, Sir Samuel Peto, the railway entrepreneur and MP, was educated here between 1806 and 1808. The school, established to provide education for local children reflected the growing emphasis on education during the early Victorian period.

Later, under the tenancy of Miss Blunt, the house served as a convalescent home for women of all social standings. Young girls, including orphans from Norfolk, lived here while working in local laundries, a prevalent industry in Cobham at the time. Miss Blunt’s work was widely respected, and she invested considerable resources into maintaining the property for its charitable purposes. A Christmas party held at the house in 1886, described in the Cobham Parish Magazine, highlighted the warm, communal atmosphere fostered under her stewardship.

During the early 20th century, the house became a school for disabled children, with an adjacent chapel constructed for their use. This chapel was first transformed into a workshop by Audsley in the 1920’s and then an art studio under the ownership of Mrs. Pappin (Mary Towney), who was known for her support of the arts and education. In the 1960s, the studio hosted the now renowned wildlife artist and broadcaster Hazel Soan, who spent her formative years here, further embedding the house in the artistic heritage of Cobham. It is now a three bay historic motor house complete with a plastic lined pit with lighting and power.

Many artifacts have been found on site over the centuries, and these are kept for future owners with an extensive collection of early postcards and photographs. Many secrets remain to be discovered!

# MODERN ENHANCEMENTS AND PRESERVATION

Since acquiring the property in 2001, the current owners, advised by Peregrine Bryant, have undertaken meticulous renovations to modernise the house without compromising its historical integrity. Comprehensive records of these works have been preserved, ensuring continuity for future custodians.

The addition of the orangery exemplifies this thoughtful approach, bridging the gap between the Jacobean and Queen Anne wings while creating a light-filled hub for modern family living. Throughout the house, original features – beamed ceilings, panelling, fireplaces, and historic ironmongery – have been carefully preserved and restored.

The result of this hard work and commitment means that Church Stile House is more than a residence; it is a living piece of Cobham’s history. Its prime location, rich heritage, and thoughtful modernisation make it an exceptional offering. Rarely does a property of such character, architectural significance, and historical provenance come to market.

For discerning buyers in search of an extraordinary residence at the very heart of Surrey, Church Stile House offers a rare and unrivalled opportunity to own a truly distinguished home- where timeless elegance, rich heritage, and architectural significance converge to create a haven for history enthusiasts and lovers of classic English character.





# LOCATION

Cobham itself is an idyllic village, offering an exceptional quality of life. The charming high street, with its boutique shops, cafés, and restaurants, is just moments away. Renowned schools, such as ACS International School, Reeds School and Cobham Free School, are within easy reach, while excellent transport connections – via Cobham & Stoke D'Abernon railway station and the A3 and M25 – ensure quick access to London, Heathrow, and Gatwick.

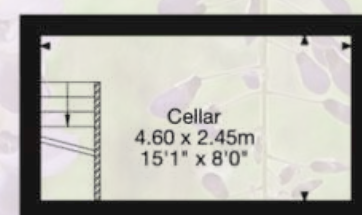
- CHURCH STILE HOUSE, CHURCH STREET, COBHAM, KT11 2EG
- LOCATED MOMENTS FROM COBHAM HIGH STREET
- 1.5 MILES TO COBHAM MAINLINE STATION



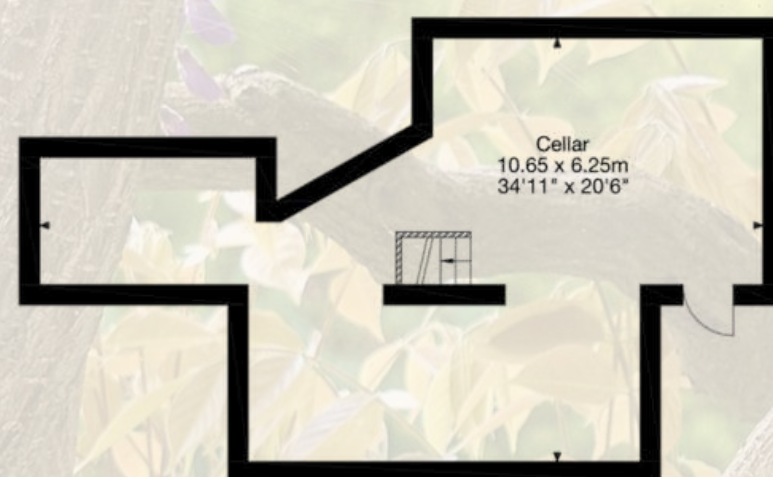
CHURCH STILE HOUSE, CHURCH STREET, COBHAM



**Gross Internal Area (Approx.)**  
**Main House** = 586 sq m / 6,307 sq ft  
**Motor House** = 51 sq m / 548 sq ft  
**Outbuildings** = 21 sq m / 226 sq ft  
**Total Area** = 658 sq m / 7,081 sq ft



Cellar



Cellar

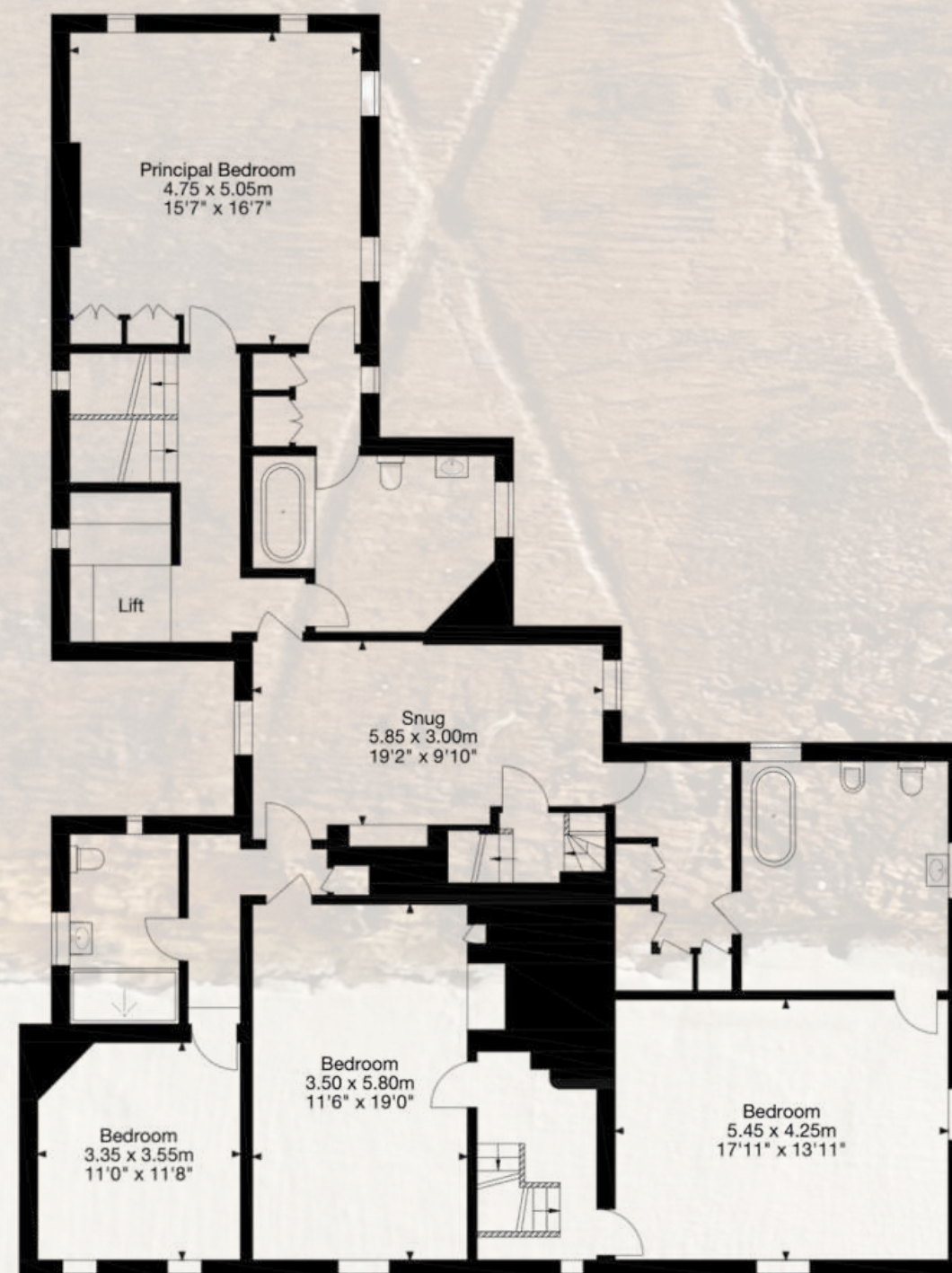


Ground Floor

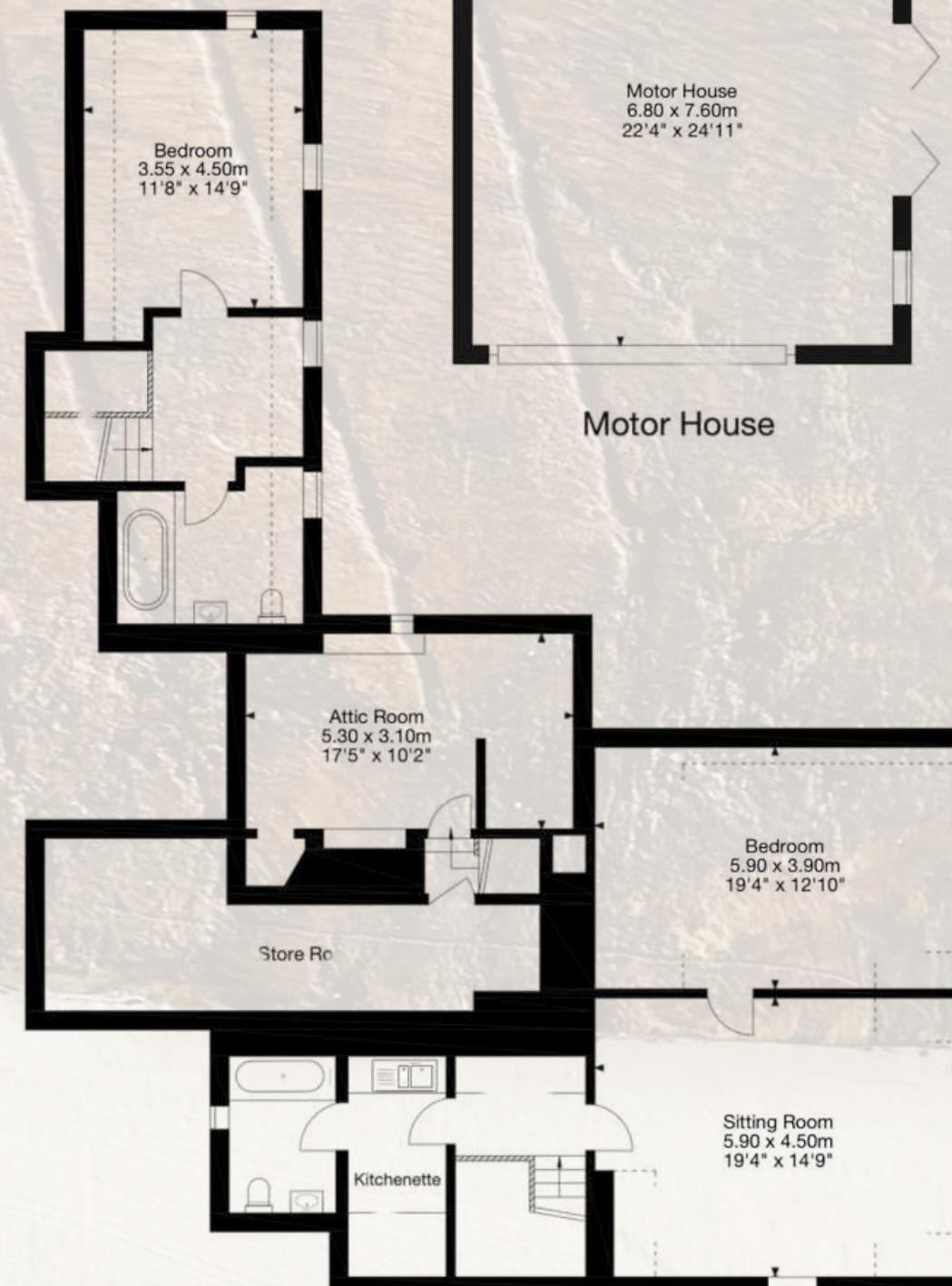




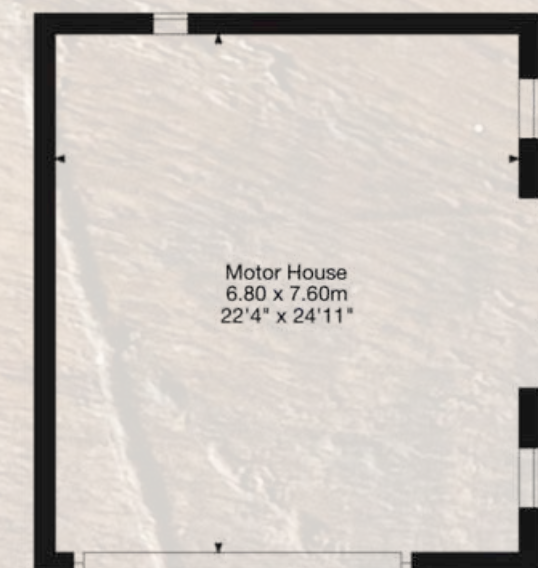
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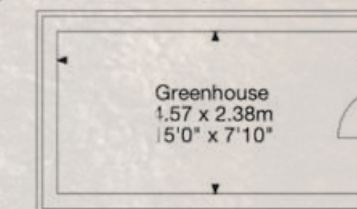
First Floor



Second Floor



Motor House



Outbuilding





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