

Stonehouse, Coldharbour, Surrey





An amazing family home with stables and land.

Summary of accommodation

Main House

Entrance hall | Study | Kitchen | Dining room | Living room

Utility room | Sitting room | Cloak room

Principal bedroom with en suite bathroom

Four further bedrooms

Two further bath/shower rooms

Garden and Grounds

Garage | Annex | Stable yard | Sandschool

Garden and grounds | Paddocks

In all about 9.12 acres



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Situation

This part of Surrey is renowned for offering some of the prettiest countryside in England yet at the same time, its accessibility to Central London.

The village of Coldharbour is regarded as one of the most desirable and attractive villages in The Surrey Hills. The village benefits from has a farm shop, church, cricket club and highly regarded independent pub.

Dorking to the north and provides a broader range of shopping services for everyday needs. The larger regional centres of Guildford and Horsham offer a wider range of shopping, business, cultural and recreational services.

The area is renowned for its country pursuits with racing at Sandown, Epsom and Kempton, hunting with the Surrey Union and with polo at Cowdray Park and Hurtwood Park. Golf can be played at Beaverbrook in Leatherhead, Betchworth in Dorking, Wentworth in Virginia Water and Walton Heath in Walton on the Hill.

There are a number of excellent schools in the area including The Duke of Kent at Ewhurst, St Johns School at Leatherhead, Charterhouse at Godalming, St Catherine's at Bramley, Cranleigh, Amesbury at Hindhead, St Edward's at Witley, Bedales at Petersfield, Cranmore at Horsley and Wellington College which has a direct train link from Dorking Deepdene.

Distances

Dorking 5 miles (London Waterloo from 57 mins), Horsham 10.4 miles, Guildford 14.9 miles, London Gatwick Airport 13.5 miles, London Heathrow Airport 30.3 miles, M25 J8 10.6 miles.

(Distances and times approximate)



Stonehouse

Stonehouse is an utterly charming family home with extensive and beautifully presented family and formal accommodation over two floors.

The ground floor comprises a generous entrance hall, study, kitchen and utility room as well as an amazing sitting room with a massive bay window, a charming dining room and superb living room.

On the first floor is a magnificent principal bedroom suite with a bath/shower room, a guest suite with an ensuite bathroom, as well as three further bedrooms and family shower room.



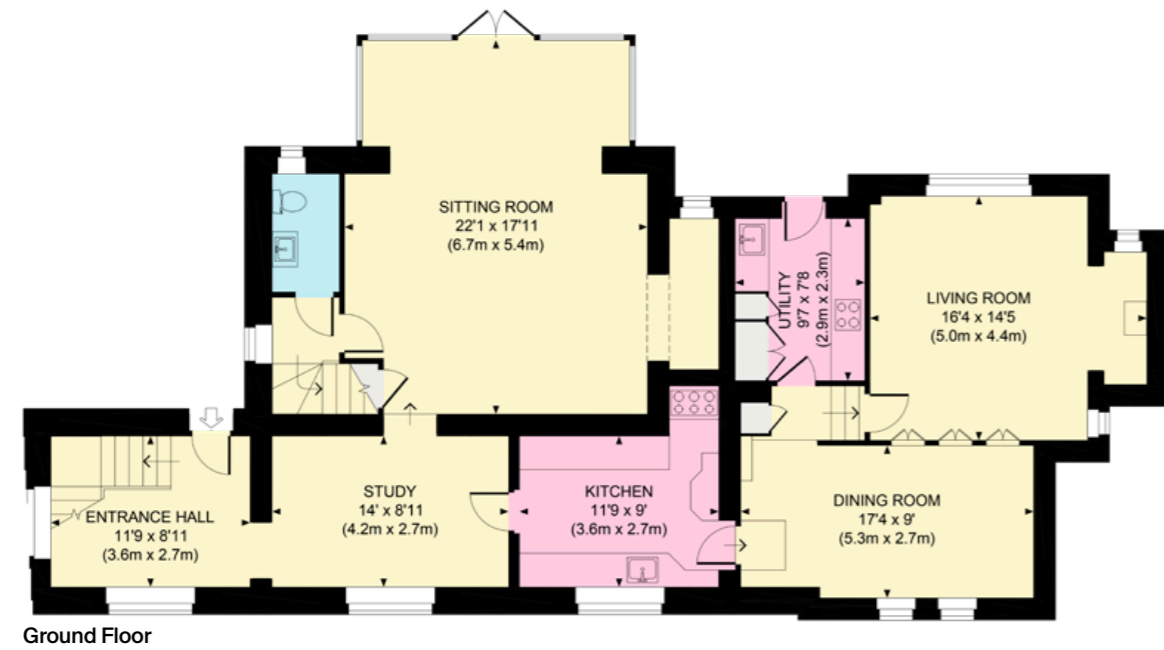
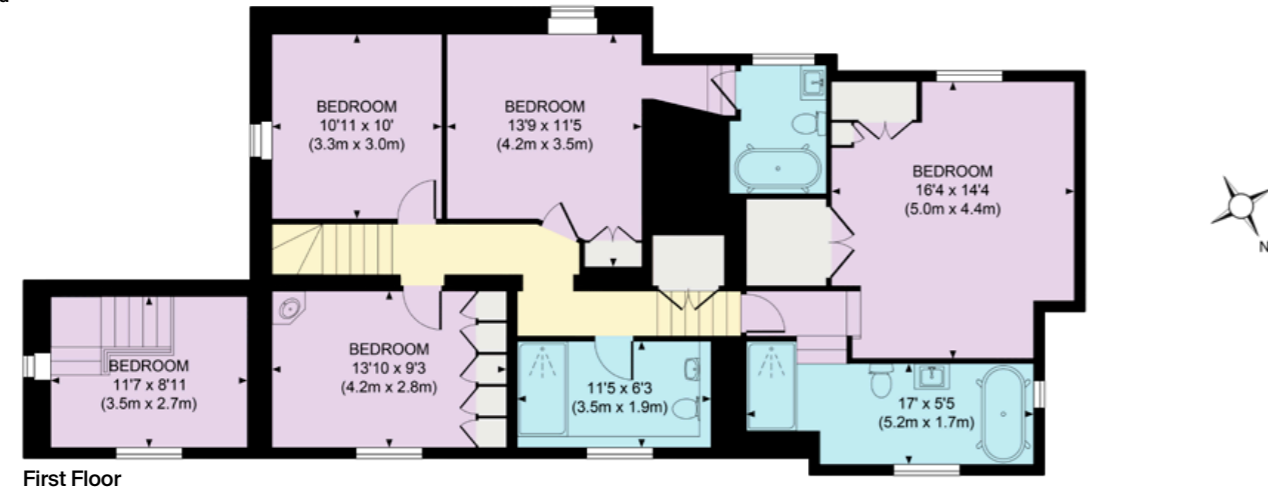


Approximate Gross Internal Floor Area

Main House: 2,557 sq ft / 237.5 sq m

Outbuilding: 2,106 sq ft / 195.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





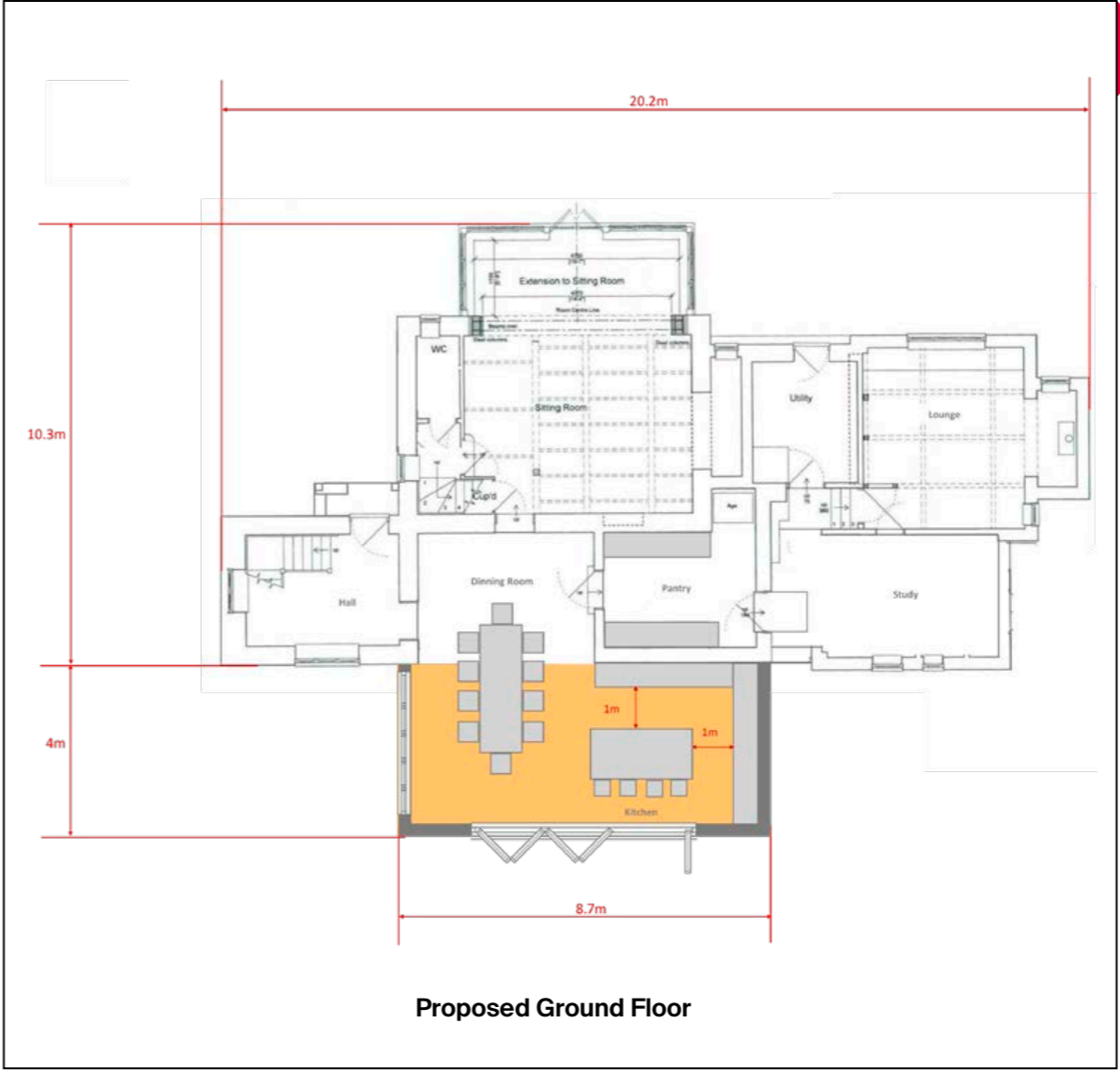
Outbuildings

Part way up the garden, located in an elevated position taking advantage of some of the most fabulous views is the annex being a separate building with drainage, power, light and water. Adjacent to the drive which culminates in a substantial parking and turning area is a garage and shed.

Approached from a separate entrance is the stables yard comprising eight boxes and tack room as well as a hay barn. Beyond the stables is a menage.

Garden and Grounds

The charming garden is primarily laid to lawn, interspersed with shrubs and specimen trees. In addition there is an area of woodland. Beyond the garden are the paddocks, currently divided into eight field enclosures benefitting from water, a field shelter and mostly fenced with post and rail and separate access to the road.



Property Information

Planning Permission: Planning permission has been achieved for a ground floor extension and enlargement to the kitchen, Application No. MO/2022/0421/PCL.

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and drainage as well as oil-fired central heating and broadband. Cabled internet to the separate office.

Local Authority & Council Tax Band: Mole Valley District Council. 01306 885001. Band H

Energy Performance Certificate Rating: Band E

Postcode: RH5 6HF

What3words: flies.sofa.sunk

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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