



**Collendean Farm**  
Collendean Lane, Norwood Hill, RH6 0HP

FINE & COUNTRY



# THE PROPERTY

## Collendean Farm

- A 17th-century Grade II listed farmhouse lovingly refurbished, blending period character with elegant contemporary finishes.
- Set in c 20 acres of land, with rolling paddocks, private woodland and two natural ponds.
- Breathtaking panoramic views across open countryside, enjoyed from almost every room.
- A Tom Howley Shaker kitchen with Aga and vaulted ceiling, opening to a dining space and light-filled conservatory at the heart of the home.
- Four generous double bedrooms, including a principal suite with a clawfoot bath, separate shower and sweeping views.
- Beautifully designed gardens and terrace, perfect for entertaining or quiet summer evenings.
- A heated outdoor pool, jacuzzi, with a pool house
- A sweeping gated driveway with ample parking, offering privacy, space and a sense of arrival.
- Fenced paddocks with shelters, ideal for livestock or horses
- Separate office with kitchen & shower room

Collendean Farm isn't just a house, it's a way of life. Tucked away in its own twenty acres of rolling countryside, this 17th-century Grade II listed farmhouse has been restored with real love and flair. Every detail has been carefully considered, blending period charm, exposed beams, inglenook fireplaces and vaulted ceilings with the comforts of modern living. The result is a home that feels both timeless and utterly welcoming.

Step inside and you're immediately drawn to the heart of the house: the Tom Howley Shaker kitchen, complete with Aga and a soaring vaulted ceiling, flows seamlessly into the dining space and light-filled conservatory, a natural gathering place for friends and family. Across the hall/dining area, a characterful inglenook fireplace anchors the room, this space leads into a large sitting room with further inglenook fireplace, perfect for winter evenings by the fire.





There's flexibility here too, a study or family room for working from home or quiet retreat, a practical utility room and even a cellar for storing the essentials (or the wine). Upstairs, the principal suite is a sanctuary in itself, with an indulgent clawfoot bath that invites long soaks. Three more generous bedrooms are spread across the first and second floors, each with their own sense of charm, vaulted ceilings, and wonderful countryside outlooks.

But it's the setting that makes Collendean Farm so special. A sweeping gated driveway leads you to beautifully landscaped gardens, where colour and structure change with the seasons. Beyond lie paddocks, private woodland and two natural ponds, a haven for wildlife and a slice of peace you'll never tire of. Summer days unfold around the heated pool and jacuzzi, with its own pool house for convenience and a conservatory where doors open onto the terrace.

Practicalities haven't been forgotten either: there's a separate space above the double garage which could be used as an office or teenage hang out.

Whether you dream of keeping horses, creating a smallholding or simply enjoying the beauty of open countryside, Collendean Farm offers it all. This is more than a home, it's an escape, a lifestyle and a rare opportunity to live in a piece of English heritage surrounded by nature.



























# THE LOCAL AREA

## Collendean Farm

---

Horley Station 3.3 miles

Reigate Station 3.6 miles

Salfords Station 5.1 miles

All distances and timings are approximate.

Council Tax: Band G

EPC Rating: Band E

### SERVICES

Mains Electricity

Mains Water

Private Drainage - consult your legal adviser for advice

Heating: LPG

Heating: Radiators/Wood Burner

Water Heating: LPG

Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

This property is a Listed Building - consult your legal adviser for advice.

Superfast Broadband FTTC

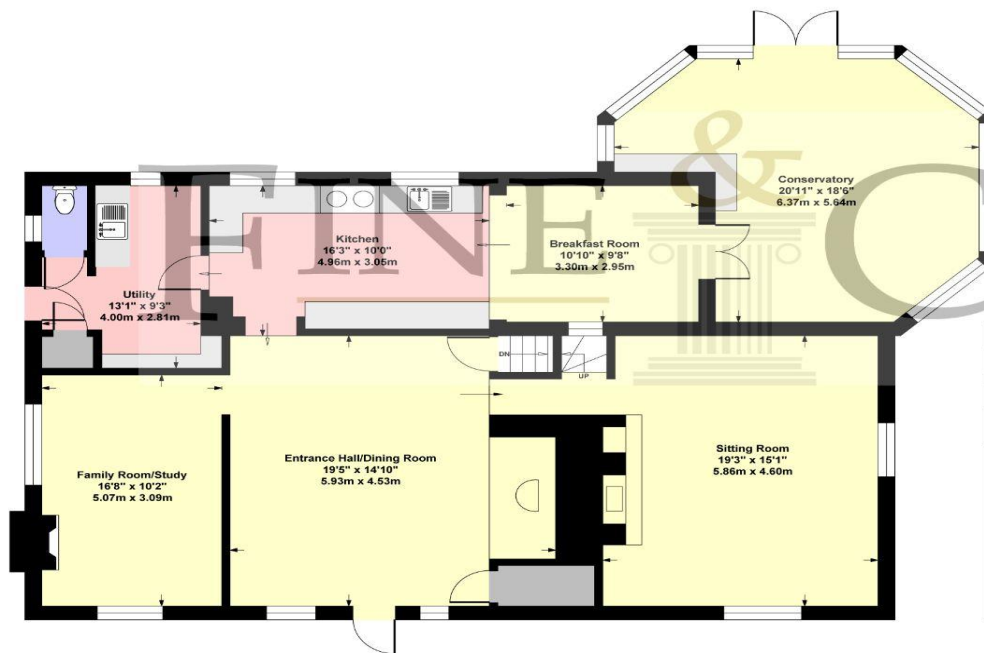


VIEWINGS - By appointment only with Fine & Country Reigate & East Grinstead. P

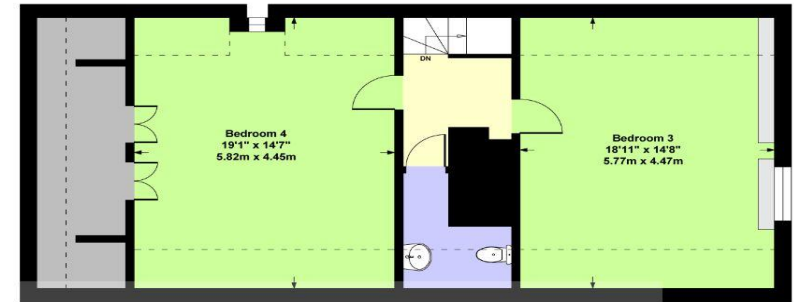


# Collendean Farm, Norwood Hill

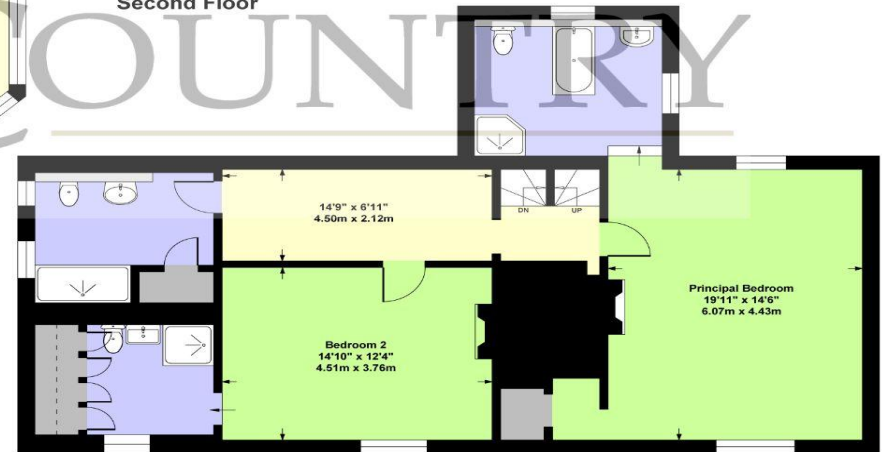
Approximate Gross Internal Area  
3563 sq ft - 331 sq m



Ground Floor



Second Floor



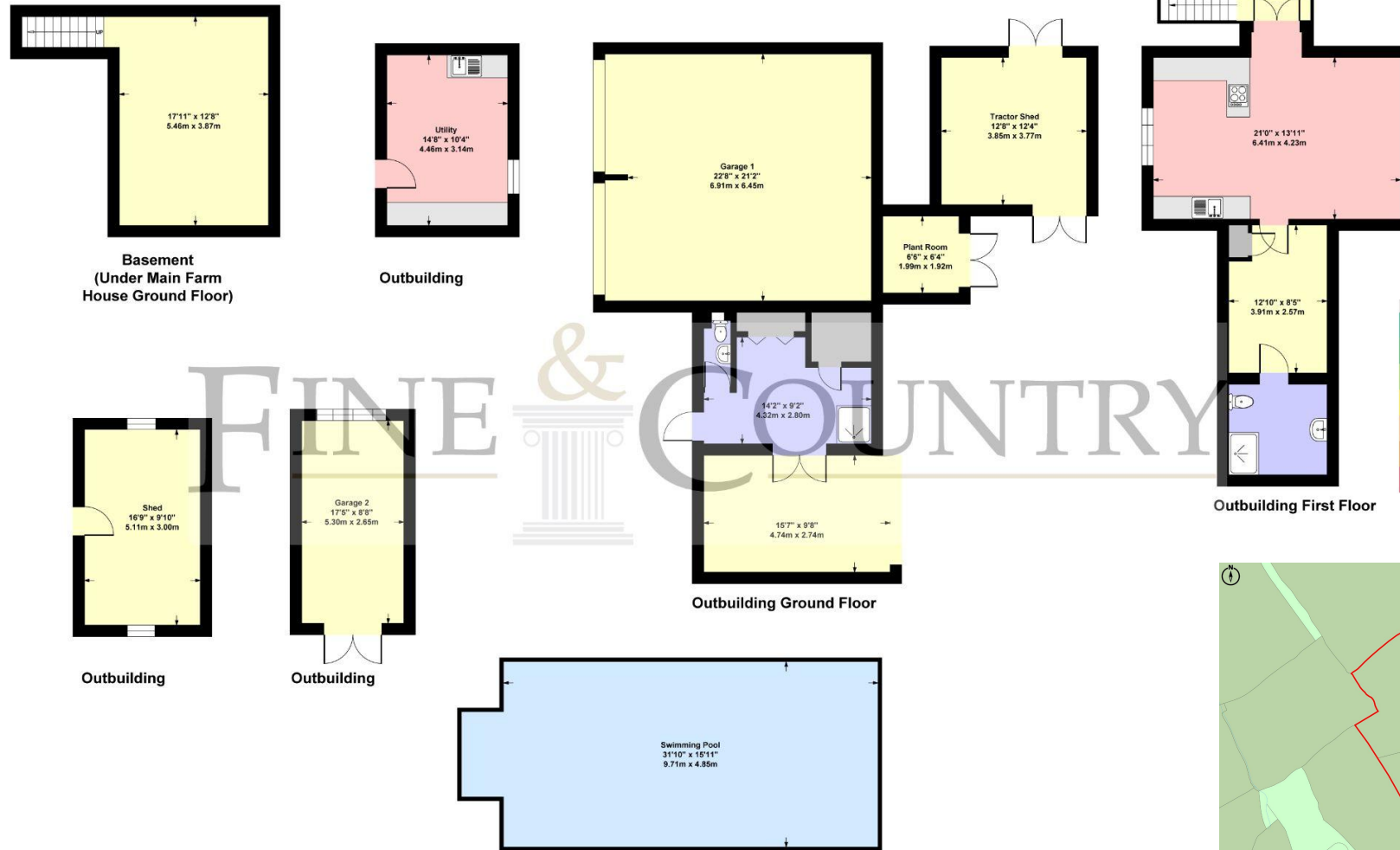
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



# Collendean Farm, Norwood Hill

Approximate Gross Internal Area  
2067 sq ft - 192 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

Outbuilding First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.





Fine & Country Reigate and East Grinstead  
Chancery House, 3 Hatchlands Road, Redhill, Surrey RH1 6AA  
01737 789177 | [reigateandeastgrinstead@fineandcountry.com](mailto:reigateandeastgrinstead@fineandcountry.com)

