

STONE



*Vicarage Lane RH5*

£1,250,000

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

————— *The Stone Family*



There is something quietly enchanting about arriving at Meadow Brook Barn. The gentle sound of water from the brook, the crunch of gravel underfoot, and the sight of traditional cladding set the tone before you've even crossed the threshold. The front door, solid, weighty, and dressed with time-honoured latches, opens into a hallway where stone flooring and cast iron radiators speak to the home's heritage, softened by a considered, lived-in elegance.

At its heart lies a kitchen that feels entirely in keeping with its surroundings: an Aga radiating warmth, cottage-style windows framing pretty scenes, and a palette of exposed brick, timber, and tactile finishes. A walk-in pantry adds to the sense of practicality, while two staircases subtly divide the home into distinct wings, each with its own rhythm and purpose.

The sitting room is nothing short of impressive. Vaulted, light-filled, and anchored by an open fire. Floor-to-ceiling glazing draws the outside in, with doors opening onto the garden, making this a space that shifts beautifully with the seasons. One wing offers two ground floor bedrooms and a first floor principal suite, where eaves, characterful detailing and far-reaching views towards the village cricket ground complete the picture.



This wing offers a versatile utility room that could easily become an additional shower room serving both ground floor bedrooms. In the opposing wing, a staircase rises to a particularly atmospheric arrangement: a large bedroom with charming, irregular lines, a split-level landing and a family bathroom with traditional bath and ornate fittings. Beyond, a mezzanine, currently a study, floats above the living space, offering a peaceful retreat or reading nook.

Outside, the garden feels both established and gently informal. A patio for long summer lunches, lawn for play, and tucked-away spaces for pottering or quiet reflection are complemented by a detached studio, ideal for creative or professional use, with power, lighting and water already in place. Outbuildings and a log store add further practicality, while the opportunity to extend or enhance remains, subject to the necessary consents.







Capel is one of Surrey's most quietly charming villages, offering a strong sense of community alongside a slower, more considered pace of life. At its heart lies a traditional cricket green and a handful of well-loved local spots, including the ever-popular The Crown Inn, a firm favourite for relaxed dining. For everyday essentials, nearby Dorking provides a comprehensive range of shops, cafés and services, while Horsham offers further retail and leisure options.

The surrounding countryside is a defining feature, with miles of footpaths and bridleways weaving through the Surrey Hills, perfect for walking, cycling and weekend exploration. Families are well catered for with a selection of respected schools in the area, including The Weald CofE Primary School and The Ashcombe School, alongside a number of highly regarded independent options within easy reach.

For commuters, the property is well placed for access to the A24 and A29, connecting to the wider motorway network. Rail services from Dorking Station, Ockley Station and Horsham Station provide links into London and the south coast, making this an appealing balance of rural living with practical connectivity.

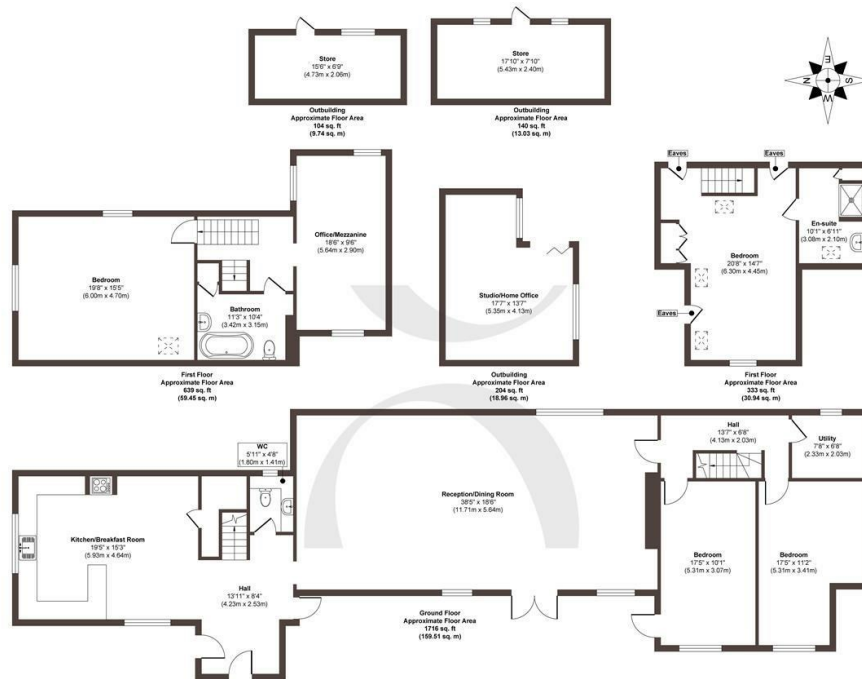






# The Details

- Traditional Barn Conversion, full of light and charm
- Four Bedrooms, including master suite
- Gorgeous country kitchen with Aga
- Breath-taking living room with vaulted ceiling
- Impressive open fireplace
- Accommodation arranged via two distinct wings
- Pretty garden, with patio, lawn and outbuildings
- Detached garden room, perfect for home working or hobby space
- An enviable blend of textures and features throughout
- Private gravel driveway offering ample parking



**Approx. Gross Internal Floor Area 3136 sq. ft / 291.63 sq. m (Including Outbuilding)**

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

Produced by Elements Property

**STONE**

Energy Performance Certificate (EPC)

Band D

Council Tax Band

G



STONE

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