

Flint Hall Farmhouse Flower Lane | Godstone | Surrey | RH9 8DE



FLINT HALL FARMHOUSE





KEY FEATURES

This fabulous 6 bedroom house of approximately 4,167 sq ft dating in part back to the 16th century boasts an incredible abundance of period and character feature.

The house has generally well proportioned rooms and includes high ceilings, exposed beams and splendid open fireplaces.

The Victorian extension contains a magnificent drawing room with high ceilings, cornicing, a glorious ornate marble fireplace and a large bay window looking out to the beautiful garden.

One of the many fantastic features of this house is the spectacular 33' dining room with an authentic wood fired pizza oven, a rotisserie oven and high vaulted ceiling.

Next to this is the Smallbone kitchen with Gaggenau appliances including a steam oven. This is a dream for the enthusiastic and keen home chef.

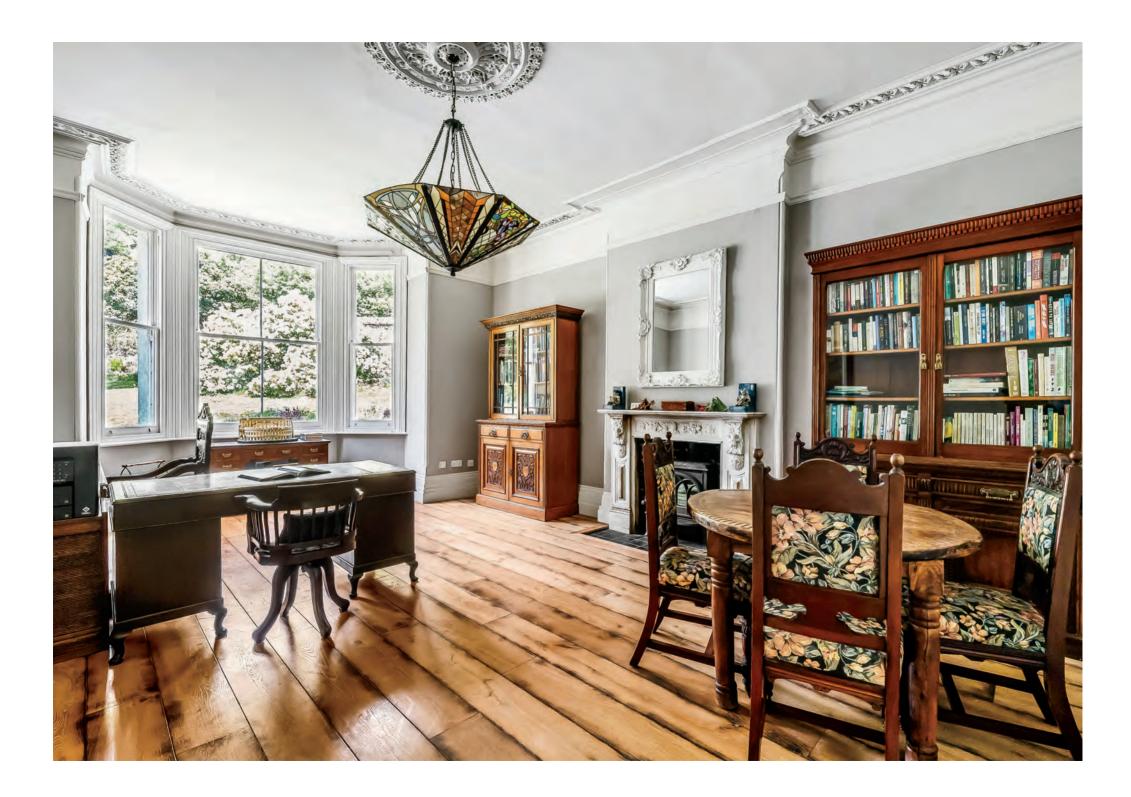
Upstairs there are six spacious bedrooms and 3 bathrooms / shower rooms.

The house is approached along a sweeping gravelled drive leading to an open double garage, parking and a detached barn.

The barn, subject to any required consents, could provide a two bedroom annexe cottage or home office.













SELLER INSIGHT

When we first discovered Flint Hall Farmhouse, we were searching for something with character – a place that felt like a true home," say the current owners. "From the moment we stepped inside, we were captivated. This is the longest we have ever lived anywhere, and that is because this house offered everything we dreamed of – country living, horses nearby, and charm in every corner."

It was partly the location which drew the current owners here. "Set amidst peaceful countryside yet only minutes from the M25 (without the noise!), Flint Hall has been a perfect base," they say. "It is close to Gatwick, Heathrow, and central London, with excellent local schools and amenities, but worlds away from the rush. Living here, we have had the pleasure of morning horse rides before work, foraging for wild garlic in April, blackberry picking in August, and wandering the bluebell-carpeted ancient woodlands, just five minutes' walk away. We have loved being part of such a friendly village community, with plenty of activities and events for all ages to enjoy."

Over the years, the owners have made various improvements to the property. "When we moved in, the house had strong bones but needed love," they say. "We restored it carefully with wooden floors throughout, rewiring, new chimney liners, a beautiful top-floor bathroom, a French rotisserie in the kitchen, and even a wood-fired pizza oven in the dining room. The house has evolved while preserving its soul – even the 150-year-old toilet was still here when we arrived, a true curiosity! Now, our favourite spots include the dressing room with twin wardrobes and matching vanity; our cosy home office with a grand open fireplace and calming views over the garden; and the light-filled drawing room with high ceilings and bay windows, perfect for a home studio. Our pride and joy is the magical garden we have lovingly shaped over the years – low maintenance, with year-round interest, from scented walks to a vibrant Japanese garden, it has even prompted a career change into garden design!"

"Both indoors and out, this is the ideal setting for everyday life and entertaining alike," continue the owners. "We have hosted everything from intimate dinner parties to 60-person garden celebrations here. It has been a joyful home for our family, and we have felt privileged to be custodians, becoming part of the long and rich history of the house. Now, it is time for another family to write the next chapter. Flint Hall Farmhouse is truly one-of-a-kind and we will miss it deeply."*

^{*} These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









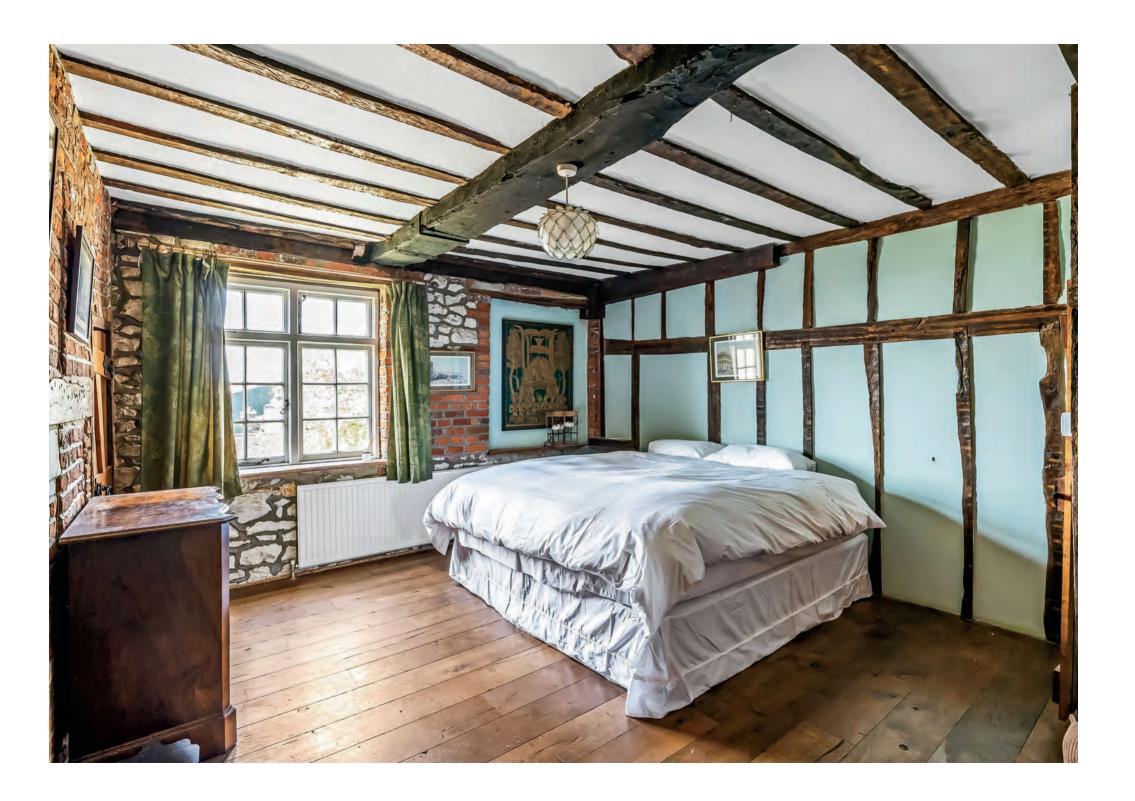


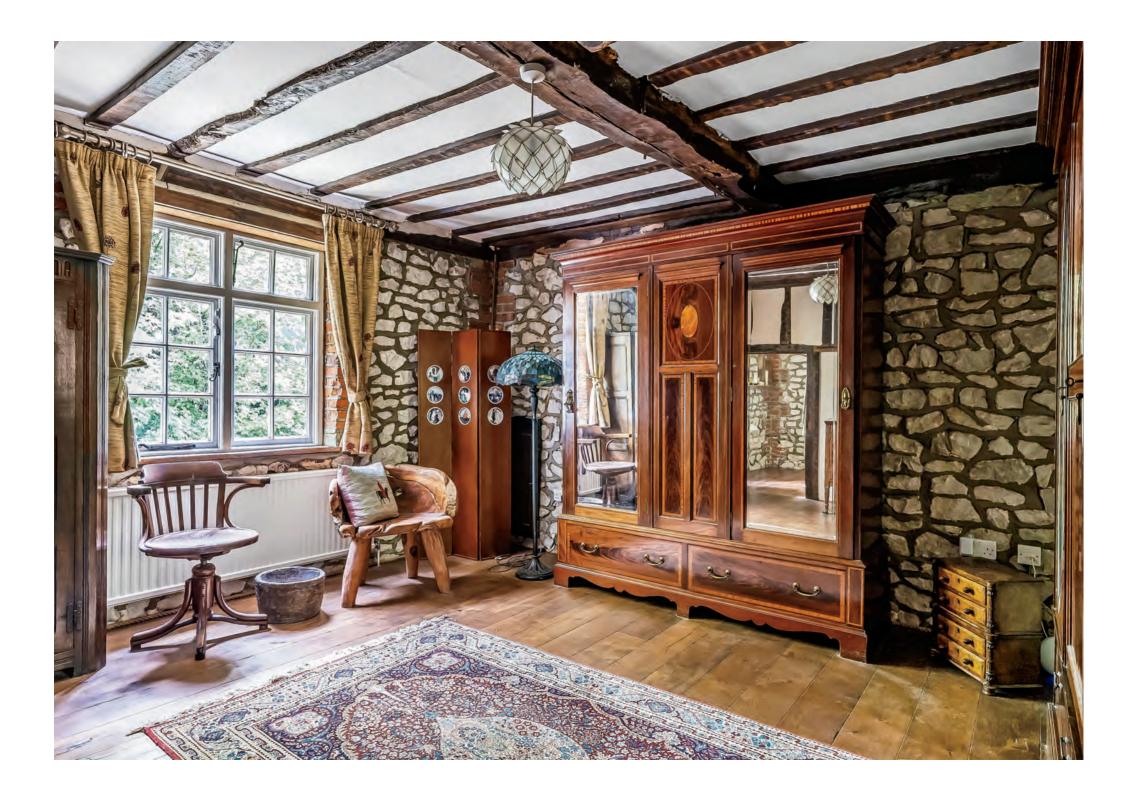


















KEY FEATURES

The garden sits in the entire plot of approximately 0.54 acres with the main garden area skillfully landscaped with a central lawn area and colourful well stocked borders.

Flint Hall Farmhouse has a picture sque location midway between the pretty villages of Woldingham and Godstone with the more extensive facilities of Oxted nearby.

Oxted Station has direct train services to London Victoria and London Bridge (from 31 minutes) and Thameslink trains to Farringdon and London St Pancras International.

The M25 can be accessed nearby with Gatwick Airport about 12 miles away.

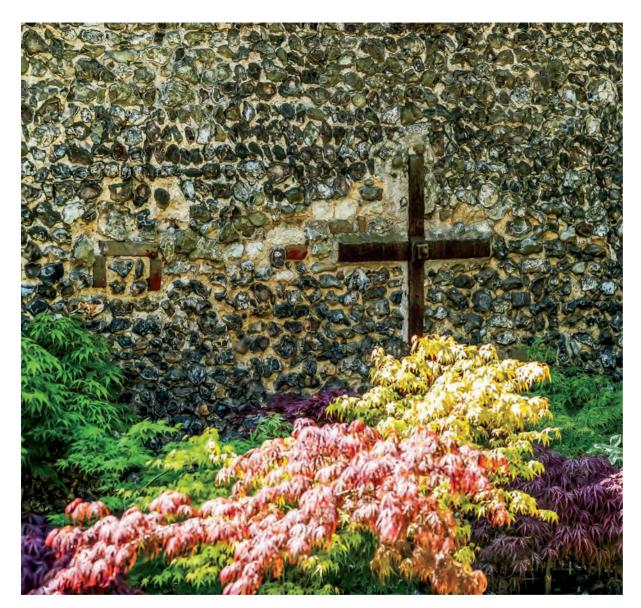
There is an abundance of excellent local schools including Hazlewood School and Nursery, Oxted State School (Boys and Girls 11-18 years old) Caterham School (Coed Day and Boarding) Lingfield College and Woldingham.

Local sporting facilities include Tandridge Golf Club, Tandridge Priory Riding School and The Limpsfield Club.









INFORMATION

Council Tax Band: H EPC Rating: F

Caterham Station 1.6 miles Godstone Station 2.8 miles

Oxted Station 6.2 miles

SERVICES

Electricity storage heaters

Mains Water Private Drainage Heating: Electric

Heating: Radiators/Wood Burner

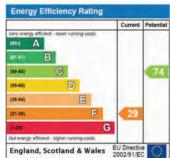
Water Heating: Electric

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

VIEWINGS

By appointment only with Fine & Country Reigate & East Grinstead. Please enquire and quote ARA230142









Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.05.2025





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