



**The Coach House, Oak Lane, Shillinglee,  
Nr Haslemere, Surrey. GU8 4SQ. £995,000.**



## THE COACH HOUSE, OAK LANE, SHILLINGLEE.

£995,000.

Detached Farm building Conversion.

Secluded and private.

Semi-rural location.

2 Bedrooms.

Integral Garage with ample parking.

Plot 1.05 Acres.

PP granted for a 2 storey extension - 21/01930/ful.

Located between Haslemere and Plaistow.

Development opportunity.

Outbuilding for multi use.



**A super opportunity to acquire a truly unique property set in a generous plot of just over 1 acre.**

### THE PROPERTY

This detached farm building conversion sits on a secluded plot of 1.05 acres and is located in a semi rural location, off a private lane and surrounded by woodland and open countryside. Being sold with vacant possession and no onwards chain, The Coach House was originally built in 2008 but was converted into habitable accommodation in 2013 and offers a potential Buyer many options, be it to retain it as it stands as a possible 'lock and leave' or to extend and a possible re-build, subject of course, to the necessary planning consents. PP was granted in 2022 for a 2 storey extension. Set on 2 levels, it has a large open Living Room/Kitchen with an adjoining Utility Room and ground floor Shower Room with 2 first floor Bedrooms and a Bathroom. An integral Garage serves as a useful workshop/store but could be incorporated as habitable use, STPP.



## THE GROUNDS

The secluded grounds stretch around the property which are made up of a sweeping driveway with ample parking, a detached double Garage, some lawned areas and light woodland with 2 further detached outbuildings, both with power and offering a variety of use options. The plot in its entirety, is 1.05 acres.

## SITUATION

Shillinglee is a charming rural hamlet in West Sussex, close to the Surrey border and just a short drive from Haslemere and Petworth. Surrounded by rolling countryside and woodland, the area offers a peaceful setting with historic character and easy access to walking and riding routes.

Transport links include Haslemere station (around 5 miles away) with direct trains to London Waterloo in as little as 49–50 minutes. By road, Shillinglee is well connected via the A283 and A3, with Heathrow Airport approximately 1 hour 15 minutes and Gatwick Airport about 55 minutes by car.

Haslemere - 6 Miles

Godalming - 11.5 Miles

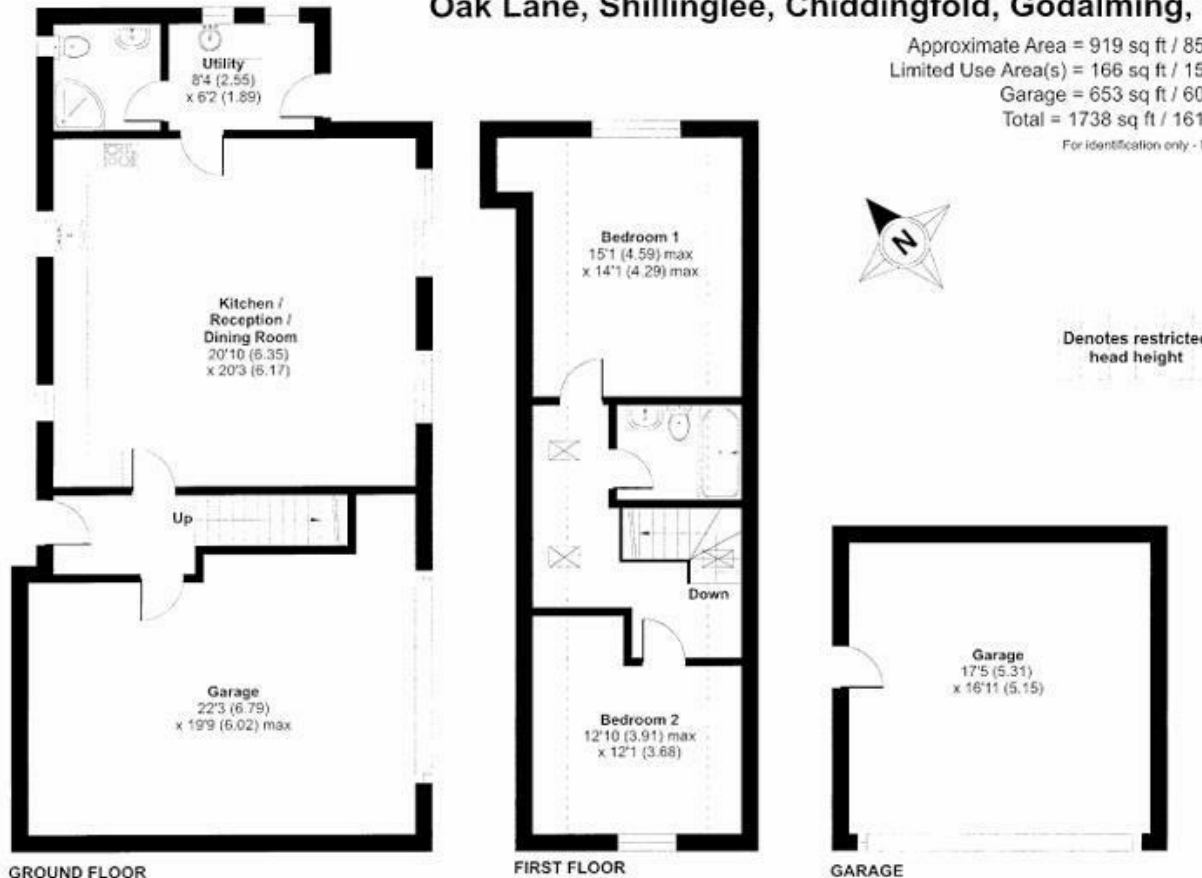
London - 47 miles

Plaistow village centre - 3 miles

## Oak Lane, Shillinglee, Chiddingfold, Godalming, GU8

Approximate Area = 919 sq ft / 85.3 sq m  
 Limited Use Area(s) = 166 sq ft / 15.4 sq m  
 Garage = 653 sq ft / 60.6 sq m  
 Total = 1738 sq ft / 161.3 sq m

For identification only - Not to scale



This plan was produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ebs.com 2026. Produced for Clarke Gammon. REF: 1434067

### LOCAL AUTHORITY

Chichester DC

### COUNCIL TAX

Band

### SERVICES

Mains water & electricity, septic tank for sewerage, LPG heating.

1st June 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG HASLEMERE OFFICE

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### DIRECTIONS

### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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