



Chapel Farm & The Flint Barn, Chapel Lane, Westhumble, Dorking RH5 6AY

£3,250,000 Freehold

- Exceptional Rural Location in the Surrey Hills
- Set in 4 acres with stunning views
- Equestrian facilities including sand school and stabling
- Farm house style open plan kitchen/breakfast room with snug and conservatory
- Spacious utility Room & cloakroom
- Sitting room with log burning stove
- Double aspect study with doors outside
- Principal bedroom suite including dressing room
- 2 further bedrooms (all ensuite) plus teenager's suite

- Detached farm house & separate barn - let on VRBO
- Private setting with tranquil ambience
- Gated sweeping driveway
- Games room & covered outside kitchen
- Convenient for Bookham, Leatherhead & Dorking
- Accessible to Westhumble commuter station
- The Flint Barn - impressive vaulted ceiling to open plan living/dining room & kitchen
- Guest cloakroom & private courtyard
- 3 bedrooms & 2 bathrooms



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Chapel Farm & The Flint Barn

This highly attractive detached farm house, in the same ownership for the last 18 years, is set in the Surrey Hills (designated an Area of Outstanding Natural Beauty) and enjoys stunning rural views over protected Green Belt countryside.

Sympathetically developed by the current owners into both an equestrian and a small holding, there is plentiful character to be found in all aspects of it's land and buildings.

Chapel Farm itself dates from the Victorian era and features attractive elevations comprising Surrey flints, brick and tile hanging under a slate roof. Sensitive updated and enlarged, it comprises an entrance hall, two reception rooms and a large open plan kitchen/dining/family room space and conservatory. The kitchen features bespoke hand made base cabinets with granite working surfaces and has a matching island breakfast bar with curved top. There is an array of built in appliances and an AGA stove. Accessed from the hallway is an oak framed double aspect glazed link which connects to a second barn - on the ground floor there is a guest cloak room and utility room with stairs to the first floor which is laid out as a reception space but has also recently been used as a teenager's suite.

Adjoining the stable block is a superb games room and an open glazed covered outside kitchen with bespoke pizza oven.

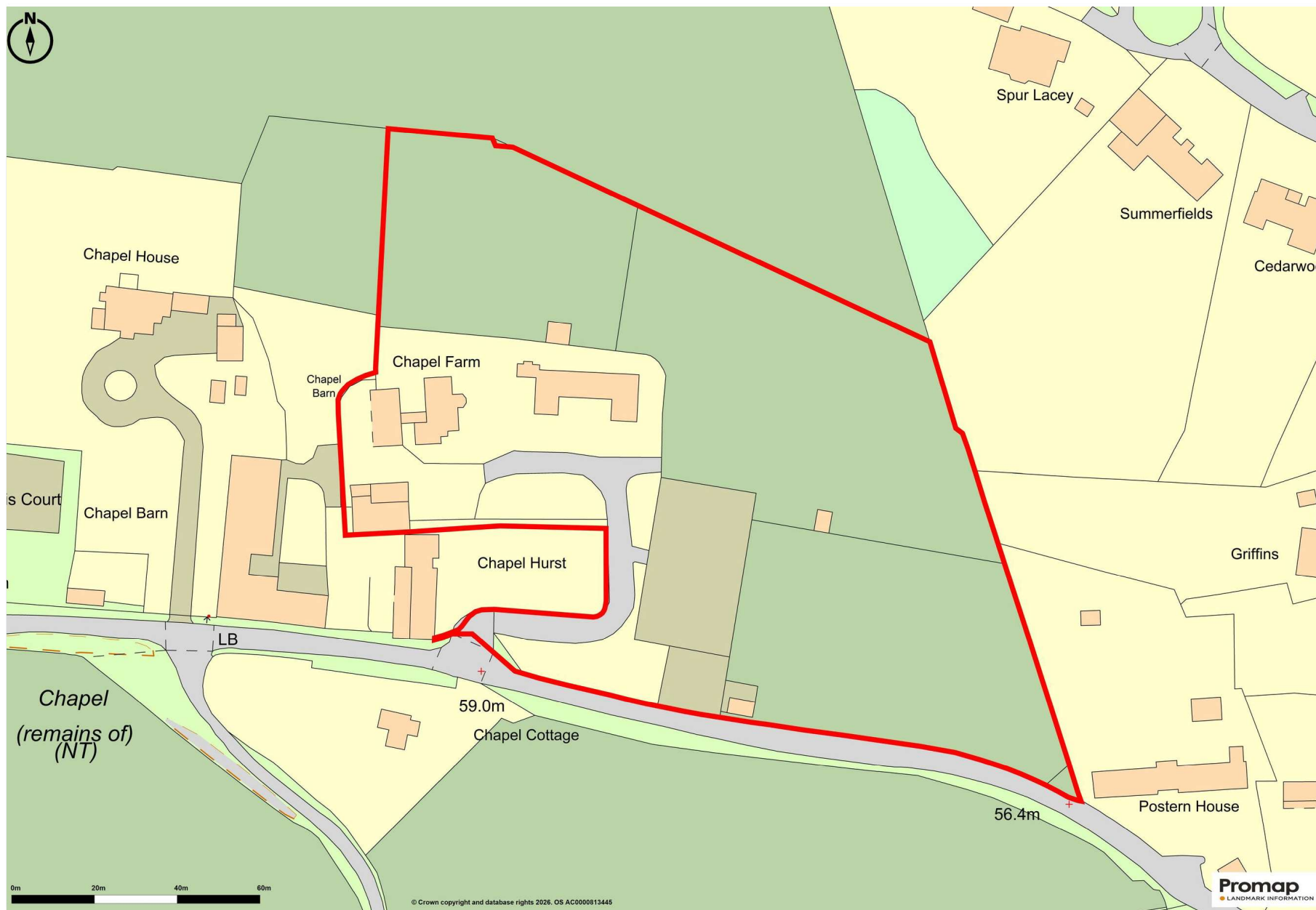
The Flint Barn, detached from the farm house, and converted into residential accommodation provides superb modern space including an open plan kitchen/living dining space enjoying an amazing vaulted ceiling with a full floor to ceiling height window filling this space with plenty of natural light. Over 2 floors are 3 bedrooms and two bathrooms as well as a guest cloakroom. Accessed immediately from the living room is a private enclosed patio which has lovely views towards Boxhill.

For those looking for a home with equestrian facilities there are 3 paddocks and a Martin Collins sand school complemented by a purpose built stable block which comprises 3 stables, a feed room and hay barn.

Set between Chapel Farm and The Flint Barn is ample visitor parking together with 4 large car ports parking spaces and 1 shorter in length car port.

N.B. The present owners rent a separate and additional adjoining field/paddock - the arrangement for which may be able to be continued by a new owner.





Situation

Chapel Farm enjoys a highly sought after rural location within the Surrey Hills located on the edge of this favoured Surrey village of Westhumble, being approximately equidistant (two miles) between Dorking and Leatherhead town centres.

Westhumble itself is nestled within a valley between Boxhill and Ranmore Common with immediate access to Green Belt and National Trust land owned countryside with immediate access to excellent horse riding/hacking, footpaths and cycling trails.



Westhumble has its own mainline railway station offering services to London Waterloo and Victoria and south to Dorking. From Dorking there are services to Gatwick and Guildford.

Junction 9 of the M25 (approximately 5½ miles) provides convenient access to the national motorway network together with Gatwick and Heathrow International Airports.

Nearby Dorking, is a vibrant market town, with a bustling high street offering an excellent selection of independent boutiques alongside well-known retailers including Waitrose, Sainsbury's and Marks & Spencer. The Art Deco 'Dorking Halls' provides both theatre and cinema facilities whilst the adjoining Dorking Leisure Centre offers a 25m pool plus separate learning pool, gym, badminton hall and organised classes such as pilates.

Within the general vicinity are many golf courses including Walton Heath, The RAC Country Club at Epsom and the private members course at Beaverbrook.

There are an excellent range of schools within the area including Downsend School, The Ashcombe School, St. Johns at Leatherhead, RGS Surrey Hills in Mickleham and City of London Freeman's School in Ashted.

Services

Mains electricity, main water, mains gas and private drainage (septic tank).

Energy Performance Certificates:-

Chapel Farm - C
The Flint Barn - C







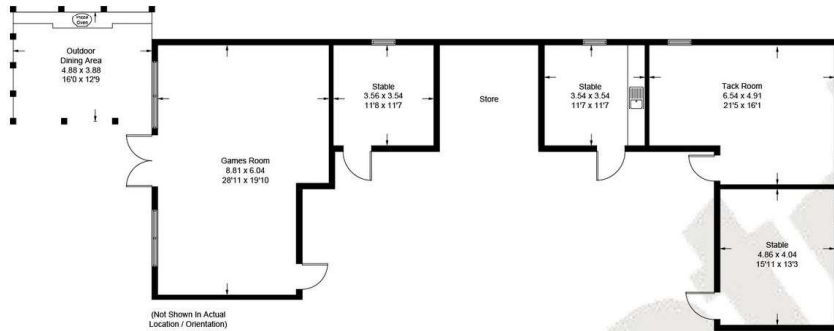
Approximate Gross Internal Area = 329.0 sq m / 3541 sq ft

Barn = 128.1 sq m / 1379 sq ft

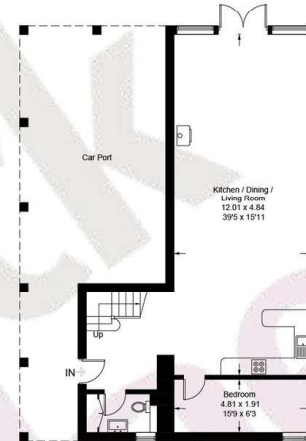
Outbuildings = 142.1 sq m / 1529 sq ft

Total = 599.2 sq m / 6449 sq ft

(Excluding Voids / Carports & Outdoor Dining Area)

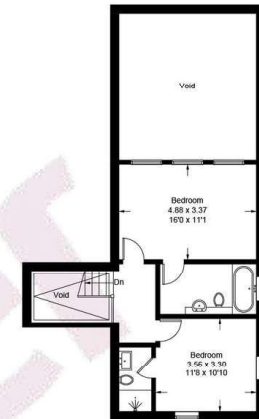


(Not Shown in Actual Location / Orientation)

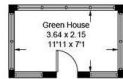


Barn - Ground Floor

(Not Shown in Actual Location / Orientation)



Barn - First Floor



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1339964)

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