



Surrey Hill House
Tandridge Hill Lane | Godstone | Surrey | RH9 8DD

Surrey Hill House

This small 'Surrey Hills' estate which has never been on the market before, standing in 13 acres, offers a wonderful combination of rural charm, outstanding natural beauty, and convenient access to transportation links. A well-presented 5 bedroom detached residence, with the addition of a detached three-bedroom cottage, stables with a sand school, triple garage, and other outbuildings adds to the property's appeal, making it an ideal choice for those seeking a peaceful countryside retreat not far from London Gatwick Airport.

Inside

A secure gated approach off a rural lane, only minutes from M25 junction 6, forms the approach to this small country estate. A magnificent home with a separate detached cottage, standing within 13 acres of greenbelt, barn and fabulous far reaching southerly views, gloriously set within truly delightful grounds that extend to about 13 acres to include a lovely bluebell wood.

The main house (4,594 sq ft) and bungalow (967 sq ft) combined offer 5,561 square feet of centrally heated accommodation and represent one of the best examples of a house with separate annexe we have seen. This 'thoroughbred' property has been enlarged over the years to provide 5 bedroom accommodation served by two staircases over two stories.

Characterised by the central oak staircase and white plastered walls throughout the accommodation is well presented, with windows arranged all around the property to allow light to flood in and also to provide spectacular views to all parts of the garden and over the surrounding countryside.

This is an ideal home for a family with versatile and welcoming living space being complemented by formal level gardens that offer opportunities for both play and relaxation. The charming detached three bedroom cottage is sufficiently separated from the main house and reached across the courtyard providing excellent independent annexe accommodation.









Outside

Remote controlled gates lead to an impressive driveway with ample parking and a substantial triple width garage, comprising three wooden double double doors plus a single garage and a handy gardener's WC.

The gardens surround the property with formal areas, trees, specimens and planting plus a wonderful wooded Copse and extensive lawns. The views to the countryside and South Downs really are very special and offer some vivid sunsets and dark night time skies for stargazing.

Enjoy lovely strolls around your grounds provide numerous tempting 'stop-offs' to unwind and relax.

If you are looking for an outstanding family home with character features and a superb independent annexe, all set within extensive gardens that enjoy some of the very finest rural views, this wonderful property is an absolute 'must see'.

Main House: The main house is a detached property covering an area of 4,594 square feet. It boasts spacious and well-proportioned accommodation with an array of period fittings, reflecting its character and charm.

Reception Rooms: The house features a splendid hallway and three formal reception rooms, providing ample space for entertaining and family gatherings.

A modernised Orangery: An exciting addition to the property is a completely modernised Orangery, which is being re-built starting mid- September. The Orangery offers bright and inviting space to enjoy the surrounding views with bifolding doors towards a South West aspect. **Bedrooms and Bathrooms:** The main house has five bedrooms in total, three of which have en-suite bathrooms. In addition, there is a family bathroom to serve the other bedrooms.

Detached Cottage: Within the grounds of the estate, there is a separate modern three-bedroom cottage, providing independent living space for additional family members or guests.

Grounds: The property sits within a vast 13-acre greenbelt area, which includes formal lawns, paddocks, woodlands, and meadows. It also boasts a lovely bluebell wood, adding to the picturesque setting.

Outbuildings: The estate offers several useful outbuildings, including a triple barn, a stable block, a sand school (an area for horse training), and a garage block which provides parking for up to 7 cars.

Scope for Further Potential: The property comes with the opportunity for further development, subject to obtaining planning permission, allowing for potential future expansions or modifications.

Location: The estate is accessed through a secure gated approach off a rural lane, offering privacy and tranquility. Despite its rural setting, it is conveniently located just minutes away from M25 junction 6, making it accessible to major transportation routes.



LOCATION

A key factor in the high demand for property within the area are the numerous highly regarded independent, private and state schools catering for all age groups. Local schools include The Hawthorns School, Caterham School, Nutfield Church CofE Primary School, Bletchingley Village Primary School, Reigate Grammar, Reigate College and Dunottar.

There are some delightful villages including Nutfield, South Nutfield, Bletchingley and Godstone, offering a choice of local shops, cafes and pubs. Reigate, Redhill and Oxted offer more comprehensive shopping facilities. Leisure opportunities locally include a number of excellent golf courses plus walking, cycling and equestrian pursuits amidst glorious nearby countryside such as the Surrey Hills and High Weald Areas of Outstanding Natural Beauty (AONB).

There is excellent road access to the M23 & M25 for the wider motorway network, London Gatwick & London Heathrow Airports and the south coast. M25 (J 6) 2 miles

Oxted Rail Station: 2 Miles London Gatwick: 12 Miles (20 minutes)

London Heathrow: 34 Miles (45 minutes) Brighton and South Coast: 38 Miles (55 minutes) All distances and timings are approximate.

Tenure: Freehold
Council Tax Band: H
EPC Rating: D
EPC Rating: C Annexe

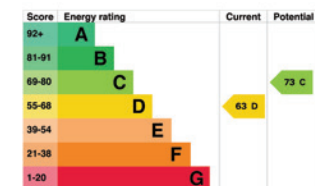
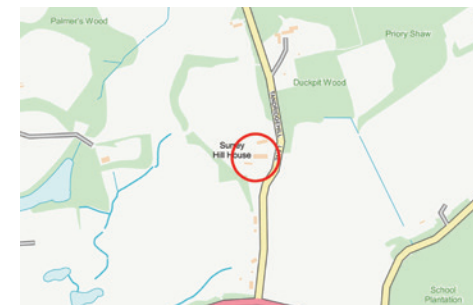


Tandridge Hill Lane, Godstone

Main House: 426.8 sq m ... 4594 sq ft
 Bungalow: 89.8 sq m ... 967 sq ft
 Triple Barn: 79.4 sq m ... 854 sq ft
 Stables: 78.7 sq m ... 847 sq ft
 Garage Block: 96.6 sq m ... 1040 sq ft
 Total Area: 772.8 sq m ... 8318 sq ft

All measurements are approximate and for display purposes only.

FINE & COUNTRY



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 7585314. Registered Office: Park & Bailey (Woldingham) Ltd. Vat Reg: 130 2934 47. Printed 24.08.2023



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