



WATERHOUSE FARM

WATERHOUSE LANE, BLETCHINGLEY, REDHILL RH1 4LU



SUBSTANTIAL FARMHOUSE WITH ATTACHED SELF-CONTAINED TWO BEDROOM HOUSE KNOWN AS THE WING IN ABOUT 3 ACRES OF GARDENS.

WATERHOUSE FARM, WATERHOUSE LANE, BLETCHINGLEY, REDHILL, RH1 4LU

- ◆ Stunning farmhouse in about 3 acres of garden
 - ◆ Attached self contained 2 bedroom Wing
 - ◆ Beautiful views across open country
 - ◆ Practical and flexible family accommodation
 - ◆ Significant parking and double car port
 - ◆ Lovely rural position between Bletchingley and Godstone
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Description

Waterhouse Farm is a charming picturesque farmhouse with stunning uninterrupted views overlooking rolling countryside with the added benefit of a separate self contained two bedroom dwelling.

Over the years the property has been lovingly maintained and remodelled blending traditional character with the benefits of a modern family home offering flexible and generous accommodation of about 7023 square feet.

The main house with its good sized entrance hall offers two large reception rooms. A galleried sitting room with a magnificent original fireplace and another with access into the garden. There are three further reception rooms on this level. The real heart of the house is the newly converted kitchen and breakfast room which also has a feature fireplace and double doors leading onto the rear terrace and beyond to the gardens. There is also a very useful covered access from the carport, via a cloakroom to the kitchen and breakfast room which has a separate larder / utility room. The property has a cellar which is accessed via the garden offering three separate areas for storage.

On the first floor there is an impressive master suite, three further bedrooms with the family bathroom. The second floor offers three further bedrooms, additional storage rooms and a further bathroom.



To the West of the house is a fabulous annexe wing with its own entrance, containing two bedrooms, two reception rooms, large kitchen and utility room. It offers options for separate flexible living or perhaps integration back into the main house.

Occupying a wonderful position on its plot and set back from the road, Waterhouse Farm and wing are approached along a sweeping driveway with adjacent natural pond and newly built double oak framed carport benefitting from direct access into the house. The gardens amount to around 3 acres with large sections of this being formal garden.

Location

Waterhouse farm is between the pretty villages of Godstone and Betchingley. Nearby is the popular town of Oxted which has a wide range of shopping facilities, shops, coffee bars, cinema, leisure centre and restaurants.

For the commuter Oxted Station has direct fast train services to London Victoria and London Bridge (from 31 mins). Redhill and Caterham stations are also within easy reach.

The A22 is approximately half a mile away and links into the wider motorway network via the M25 at junction 6 just over a mile away. For the international traveller Gatwick airport is 11 miles to the south west.

Educationally the surrounding area is well served by some excellent schools such as The Hawthorns, Hazelwood, Oxted, Caterham and Woldingham to name but a few.

Sporting facilities nearby include Tandridge and Betchingley Golf Clubs, Tandridge Priory Riding School and Limpsfield Tennis Club.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



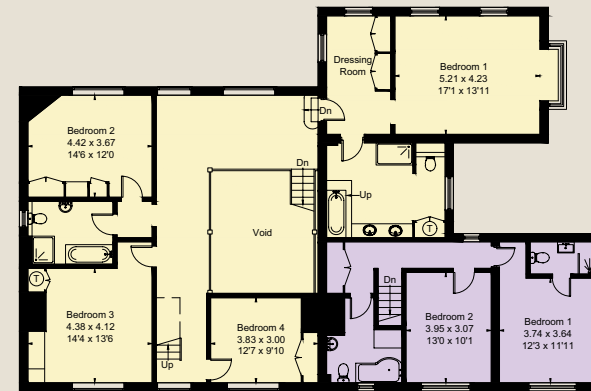
FLOORPLANS

Approximate Area = 624.5 sq m / 6722 sq ft

Cellar = 44.9 sq m / 483 sq ft

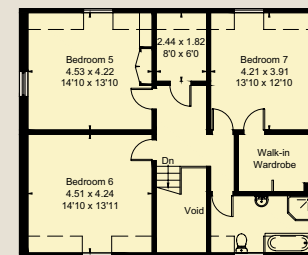
Total = 669.4 sq m / 7205 sq ft (Excluding Voids / Carport)

Including Limited Use Area (20.3 sq m / 218 sq ft)



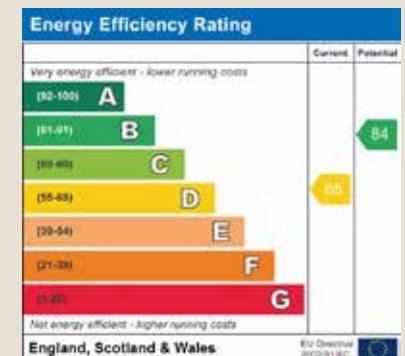
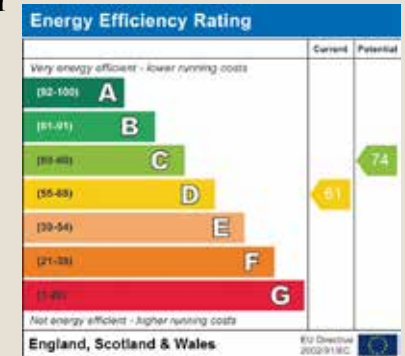
First Floor

Area = 196.8 sq m / 2118 sq ft (Excluding Void)
(Limited Use Area = 3.9 sq m / 42 sq ft)



Second Floor

Area = 84.7 sq m / 912 sq ft (Excluding Void)
(Limited Use Area = 8.4 sq m / 90 sq ft)



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