



## Stunning bespoke contemporary barn with annexe

Collendean Barn, Norwood Hill, Surrey RH6 0HP





Detached one Bedroom Annex • Stunning rural outlook yet close to both Horley, Redhill and Reigate • Useful outbuildings • Well located for Gatwick airport and communication links

#### Local information

Collendean Barn occupies a lovely semi-rural position with stunning views over the surrounding countryside in the hamlet of Norwood Hill which is centred around The Fox Revived pub. To the south is Reigate a thriving Surrey market town at the foot of the North Downs that has a blend of historic landmarks and recreational spaces making it the ideal destination for those in search of a lifestyle change within easy reach of London. Horley is conveniently located to the east and has a commuter station with services to Victoria and London Bridge as well as a good range of local facilities including a large Waitrose and Collingwood and Batchelor. Both the M25 and M23 motorways are easily accessible with links to London, the South coast, and the wider motorway network. Convenient for Gatwick for both rail and flight connections.

#### About this property

Built in 2012 by the current owners is a bespoke barn incorporating original wooden trusses hand crafted from Oak trees on their own land. It offers a stunning outlook over the surrounding local countryside and The North Downs, set on a plot of about 5.7 acres. The Barn has been finished to a very high standard offering around 3614 square feet of flexible layout and design. Collendean Barn has been thoughtfully designed to maximize the views over the rolling countryside, this is apparent as soon as you enter the barn. Leading from the main

entrance hall, the sitting room has a stunning feature fireplace and provides access via two sets of bi-fold doors onto the terrace to the rear. The stunning bespoke Masterclass kitchen diner also benefits from two sets of double doors leading onto the terrace and is ideal for entertaining. The useful utility room and cloakroom are accessed via the kitchen. Bedroom two and three are on the ground floor both of which have en suites and bedroom two has doubled doors onto the west facing terrace. On the first floor is the principal bedroom suite with a beautifully appointed en suite complete with shower and bath, fully fitted wardrobes along the entire length of one wall and a Juliet balcony to take in the stunning views beyond. The one bedroom annex sits to the eastern boundary of the plot and benefits from an open plan kitchen/living area on the ground floor and bedroom with en suite to the first floor, also with it's own private garden. The converted stable block now provides a useful workshop, laundry room, storage shed and garage with electric roller door. The Barn is approached by a sweeping driveway and has parking for numerous vehicles. The gardens offer a charming terrace with awning which is ideal for entertaining, the main garden is divided by a post and rail fence and is mainly laid to lawn, beyond is a paddock ideal for a pony or for dog walking.

#### Viewing

Strictly by appointment with Savills











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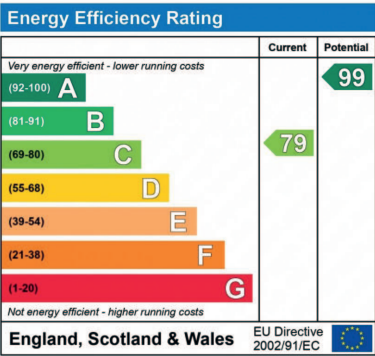
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Approximate Area = 178 sq m / 1916 sq ft  
Garage = 41.6 sq m / 448 sq ft  
Outbuildings = 79.2 sq m / 853 sq ft  
Annexe = 73.9 sq m / 795 sq ft  
Total = 372.7 sq m / 4012 sq ft (Excluding Void / Eaves)  
Including Limited Use Area (9.9 sq m / 106 sq ft)  
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