



Dormer Cottage
Stan Hill | Charlwood | Surrey | RH6 0EP

STEP INSIDE

Dormer Cottage

Dormer Cottage is a wonderful Grade II listed family home set within fabulous grounds of about six acres in a glorious semi rural village location. An additional four plus acres are also available by further negotiation.

The earliest part of the property apparently dates back to the early fifteenth century with later additions around 1900. The grounds include an all weather tennis court, a heated swimming pool, a garage and a former stable block that provides excellent storage and potential for conversion subject to planning permission and listed building consent.

The house has many interesting and original features with impressive fireplaces, timber doors with latch handles and extensive exposed wall timbers and ceiling beams.

Previous owners include E H Shepard who illustrated the 'Winnie the Pooh' books with visitors to the property including Rudyard Kipling.

The accommodation is well arranged with the majority of rooms benefitting from lovely views on the surrounding gardens.

The ground floor space is extensive and versatile with a welcoming reception hall and cloakroom and four reception rooms - the sitting room having a splendid inglenook fireplace.

The kitchen breakfast room has a larder and adjoining utility room and 'butler's pantry'. Outside the kitchen there is a pleasant patio with a canopied seating area providing a wonderful al fresco dining area. An additional ground floor cloakroom is ideally placed for garden access.

Upstairs, there are six bedrooms plus two bathrooms with potential to rearrange the layout to create an en-suite to the master bedroom. There are some wonderful views from the first floor rooms.

The property is approached via a gated driveway with plenty of parking and garage access and is set amidst idyllic grounds of around six acres with a further four plus acres available by further negotiation. This should be of particular interest to equestrian enthusiasts along with the former stables which have excellent storage space and offer scope for improvement or conversion subject to obtaining all necessary consents.

Surrounded by countryside in this charming village setting the gardens are well screened by hedging with established planting to include trees and shrubs with extensive lawns and fields beyond.

A stroll around the gardens finds varied settings in which to settle down and relax including the aforementioned al fresco dining area. There is an all-weather tennis court and a heated swimming pool for exercise plus a delightful kitchen garden.

All in all Dormer Cottage is an ideal destination for those seeking a tranquil and idyllic retreat away from the hustle and bustle of urban life.











STEP OUTSIDE

Dormer Cottage

There is excellent road access to Gatwick Airport and the M23 & M25 for the wider motorway network, London and the south coast plus a great choice of schools in the area, both state and independent.

Charlwood is a picturesque village, nestled in the heart of the Surrey Hills, an Area of Outstanding Natural Beauty with stunning rural landscapes. It has a pleasant rural atmosphere, with traditional thatched-roof cottages, historic buildings, and well-manicured gardens and a vibrant community spirit, with various local events and festivals throughout the year.

There is a quaint village green, surrounded by picturesque houses and a scattering of local shops and amenities plus ample opportunities for outdoor activities, such as walking, cycling, and horse riding. The surrounding countryside is dotted with footpaths and bridleways, offering stunning views of the Surrey Hills and the North Downs. The nearby Charlwood Forest and Russ Hill also provide opportunities for peaceful walks and nature exploration.

The ancient St. Nicholas Church, dating back to the 12th century, is a notable architectural gem with its Norman and Gothic features and the village pub is a popular gathering spot.

Larger centres with more comprehensive amenities include Reigate, Redhill and Horley. Reigate, nestled at the foot of the North Downs, is a historic, medieval market town with a wealth of amenities set amidst glorious countryside. The town centre has a village atmosphere and offers a vibrant mix of high street brands, independent local retailers and boutiques, and a superb selection of cafes, restaurants, bars and pubs plus a cinema. Reigate railway station provides services to London Bridge, London Victoria, Gatwick and Reading.

Redhill also enjoys a prime setting along the North Downs Way with excellent rail links to London. The town centre offers a thriving range of shops including M&S, cafes and restaurants plus a library, a theatre and a Memorial Park. Redhill railway station provides services to London Bridge, London Victoria, the south coast and Reading.

Horley is a small, mainly residential town, halfway between London and the south coast of England. The town centre has a great department store, Collingwood Batchelor, and a large Waitrose as well as cafes, pubs, restaurants, theatre and library. Trains run from Horley station to London or the coast.

Horley Station 2.7 miles
Reigate Station 5.0 miles
Redhill Station 5.6 miles
All distances and timings are approximate.

VIEWINGS - By appointment only with Fine & Country Reigate & East Grinstead. Please enquire and quote ARA220024



Ground Floor
1794 sq.ft. (166.7 sq.m.) approx.



1st Floor
1412 sq.ft. (131.1 sq.m.) approx.



Outbuildings
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 3989 sq.ft. (370.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Exempt

Council Tax: Band H

Tenure: Freehold

Guide price £1,495,000



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