



Dormers  
Stan Hill | Charlwood | Surrey | RH6 0EP

# THE PROPERTY

## Dormers

Dormers is a wonderful Grade II listed family home set within delightful grounds of about six acres in a rural village location. The earliest part of the property dates back to the early fifteenth century with later additions around 1900. The garden includes an all-weather tennis court, a heated swimming pool, vegetable garden, a garage and former groom's cottage adjoining two stables which 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 Sussex latches and extensive exposed wall timbers and ceiling beams. The ground floor space is extensive and versatile with a welcoming reception hall, sitting room, study, dining room and office/playroom and cloakroom. The kitchen breakfast room has a larder, adjoining utility room and 'butler's pantry'. Outside the kitchen there is a stone courtyard with a tile roofed seating area providing a wonderful al fresco dining area.

Upstairs, there are six bedrooms plus two bathrooms with potential to rearrange the layout to create an en-suite to the master bedroom. Every window looks out onto the garden or fields.

Dormers is approached via a gravel driveway with plenty of parking and garage access and is set amidst idyllic grounds totalling around six acres which with the former stables should be of particular interest to equestrian enthusiasts.

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 reveals the scope for entertaining with the all-weather tennis court, swimming pool and unwinding in the special areas for al fresco dining.

The property is truly a slice of history and over the years has entertained many famous visitors including Rudyard Kipling and E H Shepard, illustrator of Winnie the Pooh, who records in his diary a visit to Dormers to play tennis.

All in all Dormers is an ideal destination for those seeking a spacious and inviting family home full of character and conveniently located for busy lives.











# THE LOCAL AREA

## Dormers

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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.

The quaint village green is 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 Woodland and Russ Hill also provide opportunities for peaceful walks and nature exploration.

The ancient St. Nicholas Church, dating back to 1080, 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.

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.

Horley Station 2.7 miles

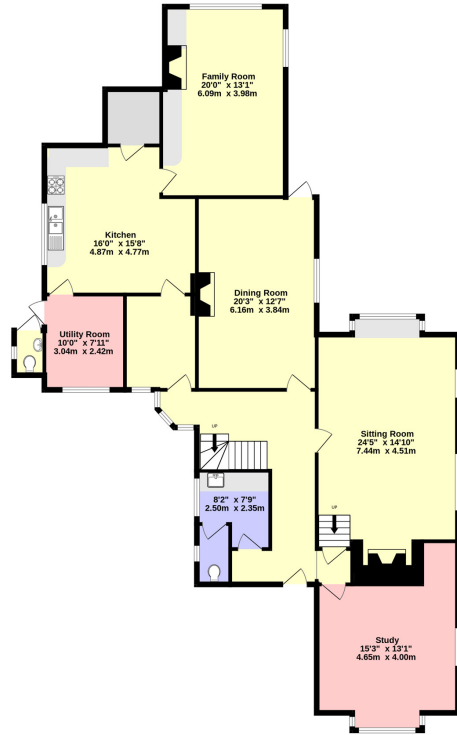
Reigate Station 5.0 miles

Redhill Station 5.6 miles

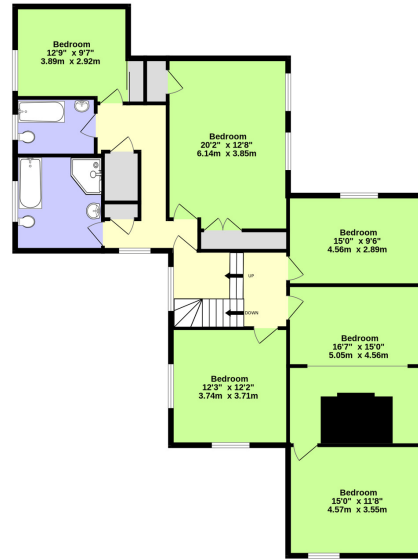
All distances and timings are approximate.

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

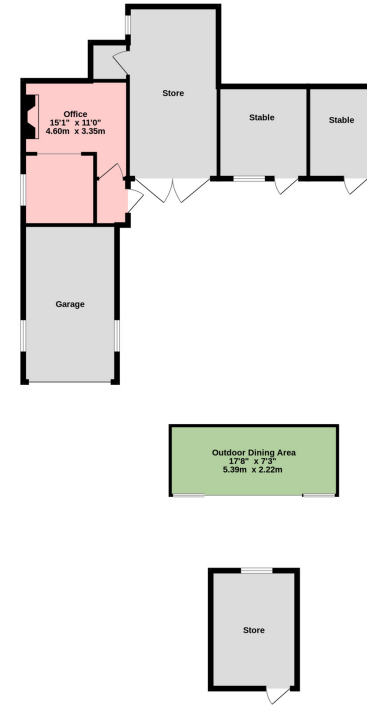
Ground Floor  
1794 sq.ft. (166.7 sq.m.) approx.



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



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



EPC Exempt

Council Tax: Band H

Tenure: Freehold

Guide price £1,495,000

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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