Deerfold, Chiddingfold, Surrey

Strutt & Parker

Land and property. Since 1885.

3,212 sq ft (298.4 sq m) | Freehold
4 reception rooms | 5 bedrooms
4 bathrooms | Swimming pool & tennis court

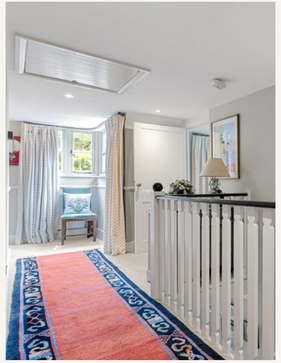
Guide price £2,395,000

An Arts & Crafts style country house with delightful gardens, pool and tennis court, in a peaceful and rural setting

The property
Deerfold is a handsome Arts & Crafts style, detached country house with more than 3,000 square feet of beautifully presented accommodation, located in a small rural hamlet close to the popular village of Chiddingfold. Sympathetically extended and modernised over the years, the property offers five bedrooms and four reception rooms, and period features including original fireplaces, picture and dado rails.

The main ground floor reception room is the 29ft, triple aspect, drawing room with attractive open fireplace, bespoke built-in shelving as well as a large bay window, which faces south-west and welcomes plenty of sunlight throughout the day. Additional reception rooms include the study, with built-in shelving and storage, and French doors opening onto the front gardens, and the dual aspect snug/sitting room with feature Arts & Crafts working fireplace. At the heart of the home is the spacious, 32ft kitchen/dining area, being the ideal social space for entertaining or everyday family living. The kitchen area boasts a bespoke Neptune kitchen with Shaker-style units, a split butler sink, Aga, integrated appliances and stylish quartz worktops. The dining area has space for a family dining table and French doors open onto the rear terrace and gardens. Adjoining the kitchen, the utility room and laundry provide further storage and home appliances.

Upstairs there are five well-presented bedrooms, all of which offer built-in wardrobes for extensive storage. The principal bedroom has an en suite shower room and separate bathroom, whilst the guest bedroom has an en suite shower room. The family bathroom also has a separate shower.



Outside
Approached via wooden gates, the gravel driveway provides ample parking and access to the three-bay car barn. The gardens at the front include an area of lawn, bordered by established hedgerows and mature trees. The beautiful lawns continue to the rear, also enclosed by mature trees and woodland providing seclusion and privacy, with a wooden gate providing access to the orchard. The rear gardens include a paved terrace, ideal for outside entertaining, a heated swimming pool with its own sun terrace and electric safety cover, a tennis court, enclosed by chain link fencing and an insulated garden office/studio with under floor heating, power and light.

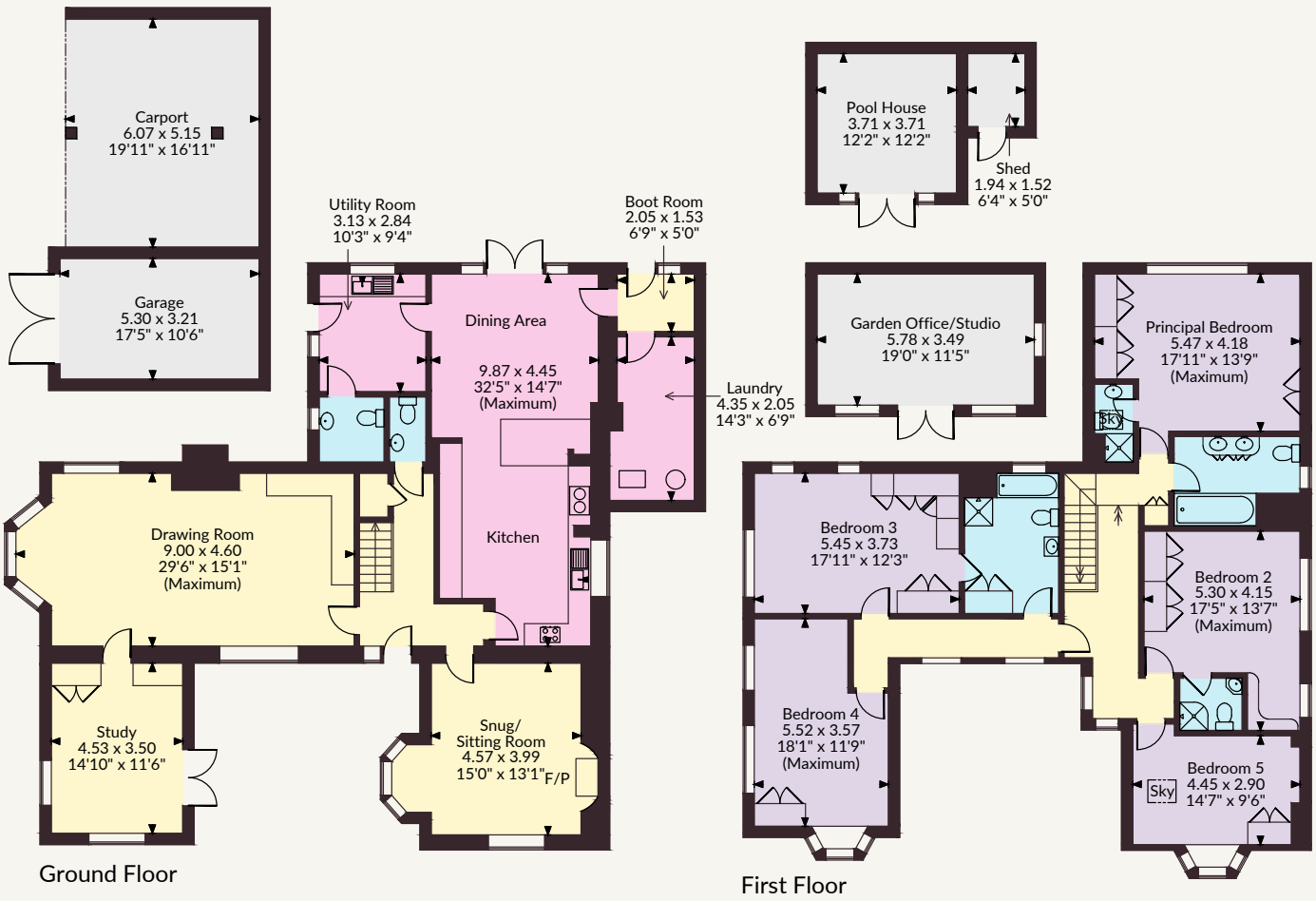
Location
Located within the Surrey Hills Area of Outstanding Natural Beauty, Chiddingfold has a picturesque village green and a thriving local community. The village offers a good range of day-today amenities including village store, Post Office, butcher, chemist, GP surgery, three churches, and three public houses, including The Crown Inn dating from 1285, which claims to be the oldest licensed inn in Surrey. Nearby Haslemere town provides more extensive amenities and recreational facilities.

Communications links are excellent: the A3 London to Portsmouth road (6.1 miles) gives access to Guildford, London, Heathrow, Gatwick, the M25 and south to the coast. Witley station offers regular services to central London in less than an hour. The beautiful surrounding countryside lends itself perfectly to walking, running cycling and riding. With around 100 acres of National Trust Woodland in the surrounding area, including the renowned Winkworth Arboretum, the outdoor enthusiast will be spoilt for choice. Several golf courses, including Cranleigh, Chiddingfold and West Surrey are nearby.

General

Local Authority: Waverley Borough Council
Services: Mains water and electricity. Oil fired central heating and air source heat pump. Private drainage which complies with current regulations.
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Deerfold High Street Green, Chiddingfold
Main House internal area 3,242 sq ft (301 sq m)
Garage & Carport internal area 536 sq ft (50 sq m)
Pool House & Garden Office/Studio internal area 403 sq ft (37 sq m)
Total internal area 4,181 sq ft (389 sq m)



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