



Monks Farm


Honeywood Lane, Okewood Hill, Surrey




BNP PARIBAS GROUP

A Grade II listed five bedroom farmhouse with extensive equestrian facilities and ancillary accommodation


An attractive double-fronted family home offering modern amenities combined with a wealth of period features throughout. It sits in a picturesque rural location in the Surrey Weald, on the southern fringes of a sought-after village near to local village and town centre amenities, the road network and mainline station




4 RECEPTION ROOMS




6 BEDROOMS




5 BATHROOMS




GARAGING




61.4 ACRES




FREEHOLD



RURAL



3,305 SQ FT



**GUIDE PRICE
£2,950,000**

The property

Believed to date from 1640, Monks Farm is a detached part tile-hung double fronted family home offering 3,305 sq ft of light-filled flexible accommodation arranged over three floors. Configured to provide an elegant and practical living and entertaining environment, the property sensitively combines modern amenities with features including casement glazing, exposed beams and some original fireplaces. The accommodation flows from a welcoming reception hall with fireplace and cloakroom. It briefly comprises a 30ft drawing room with feature inglenook fireplace with woodburning stove and French doors to the garden together with a generous study/dining room. The ground floor accommodation is completed by a spacious L-shaped kitchen/breakfast room with a range of wall and base units, complementary work surfaces, an Aga, modern integrated appliances, space for a table, a larder and access to the rear garden.

On the first floor the property offers a principal bedroom with fitted storage and an en suite shower room, three further double bedrooms, all with built-in

storage and one with a useful sink, together with two further family bathrooms, one with a separate cloakroom. The property's remaining double bedroom can be found on the vaulted second floor, together with a large 19ft loft area, suitable for numerous uses







Outside

Occupying a plot of approximately 61.4 acres, the property is approached over a sweeping driveway providing private parking and giving access to a range of outbuildings including garaging and Granary Cottage, a studio annexe with a kitchenette and shower room. The landscaped formal garden surrounding the property is laid mainly to lawn bordered by mature hedging and a wide range of specimen trees and features a spacious paved terrace ideal for entertaining and al fresco dining. The property also benefits from extensive equestrian facilities. A courtyard is bordered by 12 brick-built stables, a feed store, tack room, WC and a first floor groom's flat with a reception room/kitchen, bedroom and a shower room. There are two further blocks, each with six stables and a tack room, together with a barn with two stables, two loose pens, a tack room and storage. Hay barns, a five-bay Claydon horse walker, CCTV, foaling cameras and a rubber-surfaced 60m x 20m sand school complete the equestrian set-up.

Around 61.4 acres mainly comprise pasture together with a gamekeeper's shelter, the whole enjoying far-reaching views over rolling countryside beyond.



Distances

- Ockley 2.7 miles
- A29 (Dorking-Bognor Regis road) 2.7 miles
- A24 (London-Worthing road) 6.4 miles
- Horsham 7.6 miles
- Dorking 9.9 miles
- M3 (Junction 11) 11.9 miles
- London Gatwick Airport 14.9 miles
- Guildford 15.5 miles
- M25 (Junction 9) 17.6 miles
- Central London 37.0 miles

Nearby Stations

- Ockley
- Holmwood
- Littlehaven
- Horsham

Key Locations

- Surrey Hills National Landscape
- Denbies Wine Estate
- Box Hill (National Trust)
- Leith Hill Tower

Nearby Schools

- Ewhurst CofE Aided Infant School
- Rudgwick Primary School
- Pennthorpe School
- Farlington School
- Christs Hospital



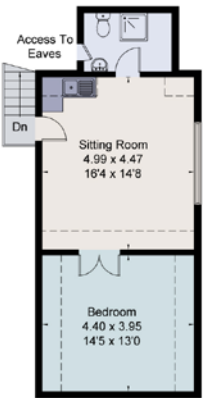
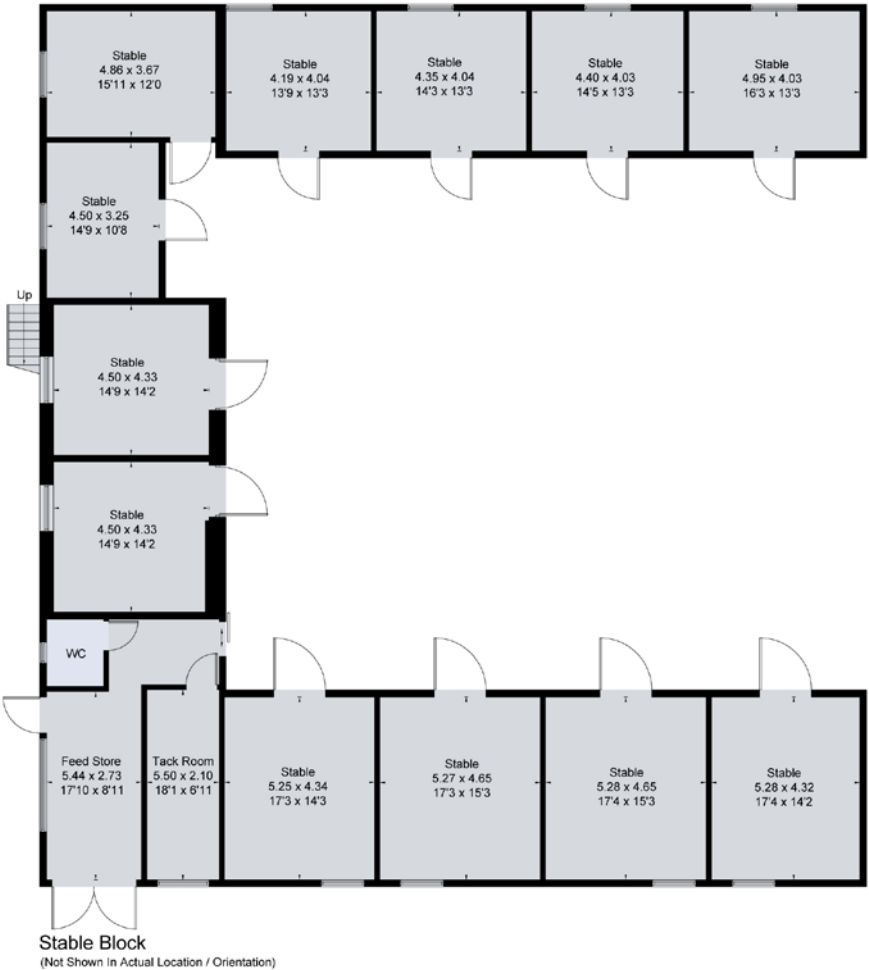


Location

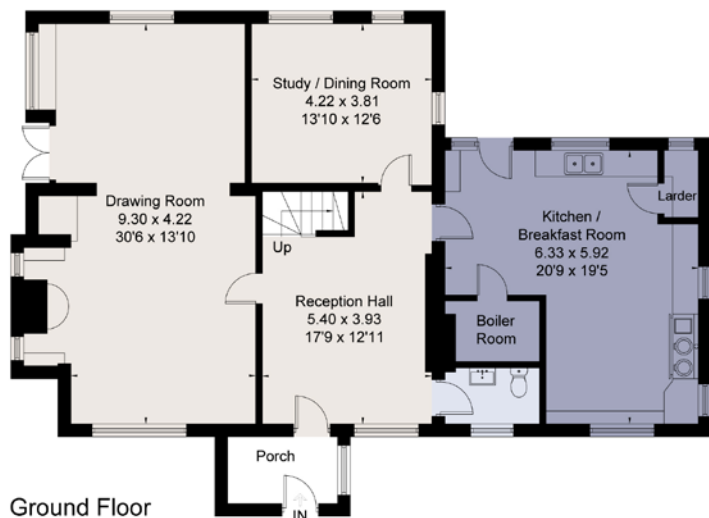
Surrounded by miles of walking, cycling and riding routes, many accessible from the property, the property sits in the Surrey Weald near to historic Ockley, which has a church, village hall, service station, convenience store, cricket green, two pubs, nursery and primary schooling and two nearby farm shops. More extensive shopping, service, recreational and sporting facilities can be found in the market towns of Horsham and Dorking. Local equestrian facilities include Coombelands, Hickstead, polo at Cowdray Park, Felbridge Showground and Surrey Union pony club and hunt. Communications links are excellent: the A29 and A24, linking to the A3, M25 and motorway network, give access to major regional centres, the south coast, London and its airports, and Ockley mainline station (4.4 miles) offers regular services to central London in around 65 minutes.

The area offers a good selection of state primary and secondary schooling including Tanbridge House (rated Outstanding by Ofsted) together with independent schools including Farlington, Manor House and Pennthorpe.

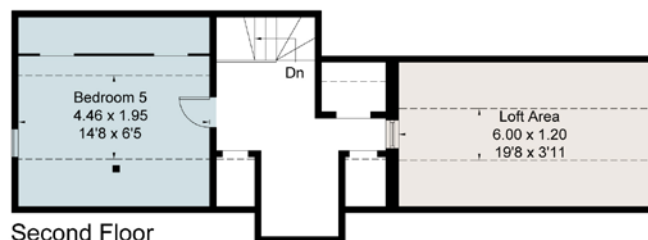
Stables and Ancillary Accommodation = 3796 sq ft / 352.7 sq m
For identification only. Not to scale.
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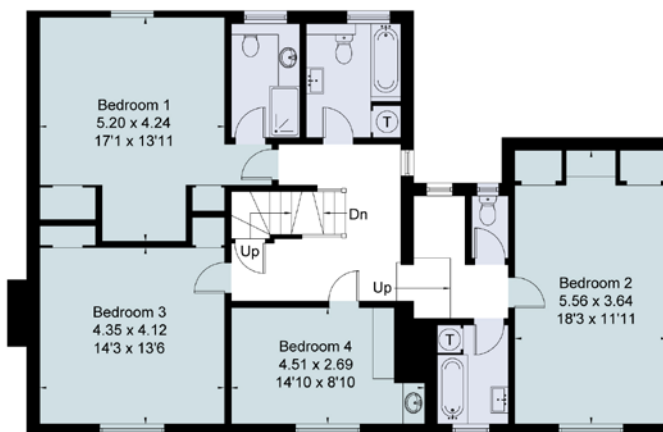
Main House Approximate Area = 3305 sq ft / 307 sq m
For identification only. Not to scale.
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Ground Floor



Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls group.com 208414

Floorplans

Main House internal area 3,305 sq ft (307 sq m)
Stables and Ancillary Accommodation internal area 3,796 sq ft (352.7 sq m)
Total internal area 7,101 sq ft (659.7 sq m)
For identification purposes only.

Directions

RH5 5QA

what3words: ///worry.junior.polygraph

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water and electricity. Oil fired heating.
Private drainage which may not be compliant to current regulations. Further information is being sought

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

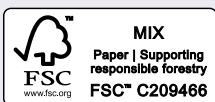
EPC Rating: TBC

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