



Collendean Farm, Norwood Hill, Surrey

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**STRUTT
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Collendean Farm, Norwood Hill, Surrey RH6 0HP

An impressive Grade II Listed farmhouse with outbuildings, a beautiful garden and grounds extending to 19.8 acres

Dorking 8.5 miles, Horsham 10.5 miles, Guildford 20.5 miles, Horley mainline station 3.3 miles (31 minutes to London Victoria), M23 (Jct 9) 4.6 miles

Sitting room | Family room | Conservatory
Dining room | Breakfast room | Kitchen | Utility
2 Cloakrooms | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite
Shower room | Cellar | Utility | 2 Garages | Office with kitchen & shower room | Sauna | Jacuzzi
Shed | Swimming pool | Garden | 19.8 acres
EPC Rating E

The property

Collendean Farm is a handsome Grade II Listed property which dates from the 17th century. The property features red brick and tiled elevations, with exposed timber beams inside, as well as various other splendid original details. There are four main ground-floor reception rooms including the dining room, which provides a welcoming entrance with its terracotta tiled flooring and grand inglenook fireplace, fitted with a stove. There is also a well-proportioned sitting room and a comfortable family room, as well as a light and airy conservatory overlooking the stunning garden. The kitchen has elegant, modern shaker-style units and an Aga, while the breakfast room provides space for informal dining.

The first floor offers two well-proportioned double bedrooms, including the generous principal bedroom with its large en suite

bathroom. The second bedroom has an en suite shower room, with the first floor also including a family shower room. The second floor provides two further double bedrooms with vaulted ceilings and exposed timbers, one of which has extensive eaves storage.

Outside

The farmhouse is set in delightful gardens and grounds, which are surrounded by beautiful rolling countryside. The long gravel driveway leads from the road to the property and provides plenty of parking space in front of the detached garaging block. As well as parking for two vehicles, the garaging block houses a sauna and jacuzzi with a shower, and upstairs an office with its own kitchen and shower room, which could be used as a private annexe if required. The garden has far-reaching lawns, an impressive heated swimming pool with its own sun terrace and two peaceful ponds, as well as various shrubs, hedgerows and mature trees. There is also an area of private woodland and beyond the garden, fenced paddocks with stables and shelters, which are ideal for grazing livestock or keeping horses.

Location

The property is in a beautiful rural setting, just outside the small village of Norwood Hill. The village has a local pub, while the nearby town of Horley, three miles away, provides a range of everyday facilities including high street shops and supermarkets. Larger centres with more comprehensive amenities include Dorking, Reigate and Redhill. There are also a great choice of schools in the area, both state and independent, including Copthorne Preparatory School, Micklefield, Reigate Grammar, The Hawthorns, Dunottar, Redehall, the Royal Alexandra & Albert, Hurtwood House and Moon Hall School. There is excellent road access to Gatwick Airport and the M23 & M25 for the wider motorway network, London and the south coast.













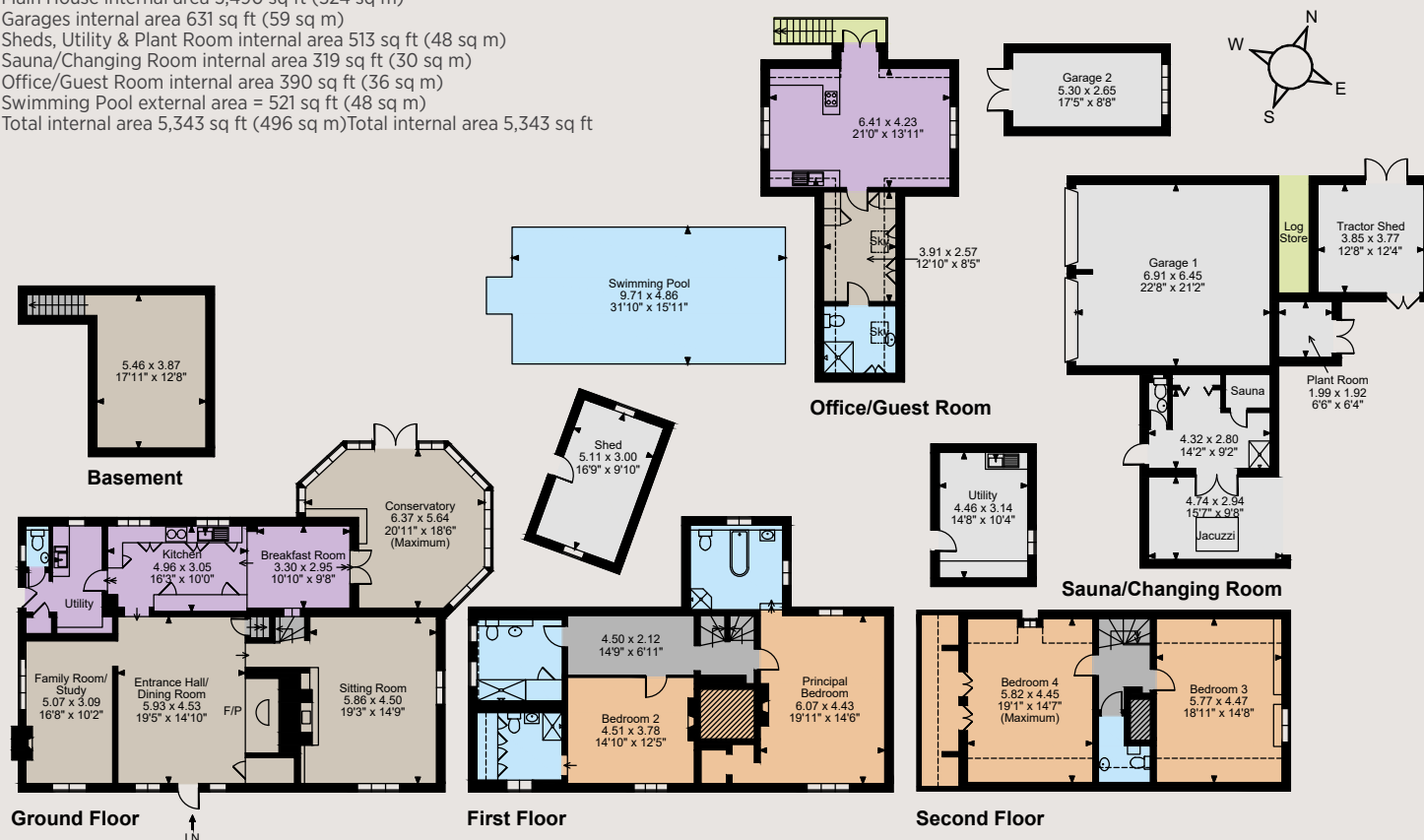








Floorplans Collendean Farm, Norwood Hill
 Main House internal area 3,490 sq ft (324 sq m)
 Garages internal area 631 sq ft (59 sq m)
 Sheds, Utility & Plant Room internal area 513 sq ft (48 sq m)
 Sauna/Changing Room internal area 319 sq ft (30 sq m)
 Office/Guest Room internal area 390 sq ft (36 sq m)
 Swimming Pool external area = 521 sq ft (48 sq m)
 Total internal area 5,343 sq ft (496 sq m) Total internal area 5,343 sq ft



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Reigate, leave to the south along the A217. At Sidlow turn right onto Ironsbottom signposted Norwood Hill, then turn right onto Collendean Lane and Collendean Farm will be found on the right.

General

Local Authority: Reigate & Banstead Borough Council. Tel : 01737 276 000

Services: Mains water, electricity and private drainage Klargester, LPG heating.

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £2,350,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

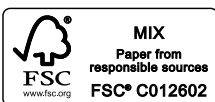
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