



Sturtwood Farm

Partridge Lane Newdigate Surrey

A compact farm with two houses, commercial and agricultural buildings set in 82 acres, available in 3 lots.

Sturtwood Farm sits in a picturesque rural location in 82 acres, near to a sought-after Surrey village and its amenities. For sale in three lots, with further land available, the property includes the farmhouse, a separate cottage and substantial outbuildings offering potential for continued farm and commercial use and/or for development (STP).



RECEPTIONS
HOUSE 4
COTTAGE 2



BEDROOMS
HOUSE 6
COTTAGE 3



BATHROOMS
HOUSE 3
COTTAGE 1



GARAGING



82 ACRES
AVAILABLE



FREEHOLD



**RURAL/
VILLAGE**



2,857 SQ FT
937 SQ FT



AVAILABLE IN
THREE LOTS



Lot 1. Sturtwood Farmhouse. 4.4 acres.

£1,250,000. Dating from the late 17th century, Sturtwood Farm is a detached double-fronted family home almost 2,900 sq ft of accommodation arranged over three floors. The accommodation flows from a welcoming reception hall with a cloakroom and stairs rising to the upper floors. Dual aspect sitting room with an open fireplace, an inter-connecting rear aspect dining room with French doors to the terrace and a study with a door to a vaulted dual aspect family room. Double doors open from the family room to a rear aspect kitchen/breakfast room, also accessible from the reception hall. It has a range of wall and base units, complementary worktops, an Aga, modern integrated appliances and a breakfast area with space for a table, a door to the terrace and a fitted utility room, also with terrace access.

On the first floor the property offers a principal bedroom with fitted storage and an en suite shower room, three further bedrooms, one with an en suite bathroom, and a family bathroom. The property's two remaining bedrooms can be found on the vaulted

second floor, one with generous eaves storage.

Outside there is a courtyard with a range of buildings and stables. Opposite there is an open fronted barn, store and garage.

Lot 2. Corner Cottage. 4.6 acres.

£850,000. An attractive white painted cottage dating from the 1950's providing an L shaped living/ dining room, study, kitchen and cloakroom on the ground floor. On the first floor there are three bedrooms and a bathroom. Outside there is a detached garage.

Lot 3. Commercial and agricultural

buildings. 3.9 acres. £700,000. Two ex-poultry buildings and two-bay steel framed barn are let as light industrial units. Further range of agricultural buildings including a five bay open sided pole barn and Atcost six bay barn with solar panels. FURTHER 69 ACRES AVAILABLE BY SEPARATE NEGOTIATION.





Corner Cottage



Location

Surrounded by miles of walking, cycling and riding routes, the property sits around two miles east of Newdigate village, which has a church, village hall, store, Post Office, GP surgery, cricket club, pub and an infant school. More extensive shopping, recreational and sporting facilities can be found in the market towns of Dorking, Reigate and Horsham. Local sporting amenities include golf courses and equestrian facilities including Coombelands, Hickstead, Felbridge Showground, polo at Cowdray Park and Surrey Union pony club and hunt. The area offers a good selection of state primary and secondary schooling together with independent schools. Transportation links are excellent: the A24 links to the A3, M25 and motorway network, giving access to major regional centres, the south coast, London and Gatwick airport. Horley and Redhill mainline stations offer regular services to London Victoria from around 35 minutes.



Distances

- Reigate 7.0 miles
- Dorking 7.4 miles
- Horsham 9.3 miles
- Leatherhead 11.4 miles
- Guildford 20.3 miles

Nearby Stations

- Horley
- Redhill
- Dorking

Key Locations

- Polesden Lacey
- Denbies Wine Estate
- Box Hill
- Leith Hill

Nearby Schools

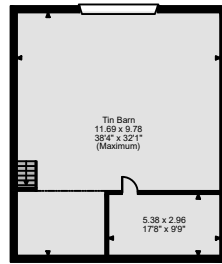
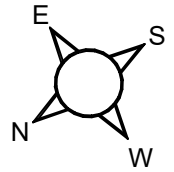
- Reigate St Mary's Prep
- Dunottar
- Reigate Grammar
- Hurtwood House
- St Teresa's
- Micklefield School
- The Ashcombe
- The Priory
- Hurstpierpoint College



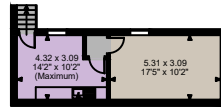
Commercial and agricultural
buildings



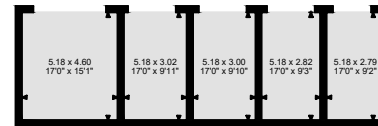
Sturtwood Farm, Partridge Lane, Newdigate, Surrey
Outbuildings internal area 9,924 sq ft (922 sq m)
Barn Building internal area 1,559 sq ft (145 sq m)
Blocks internal area 14,933 sq ft (1,387 sq m)
Total internal area 26,416 sq ft (2,454 sq m)



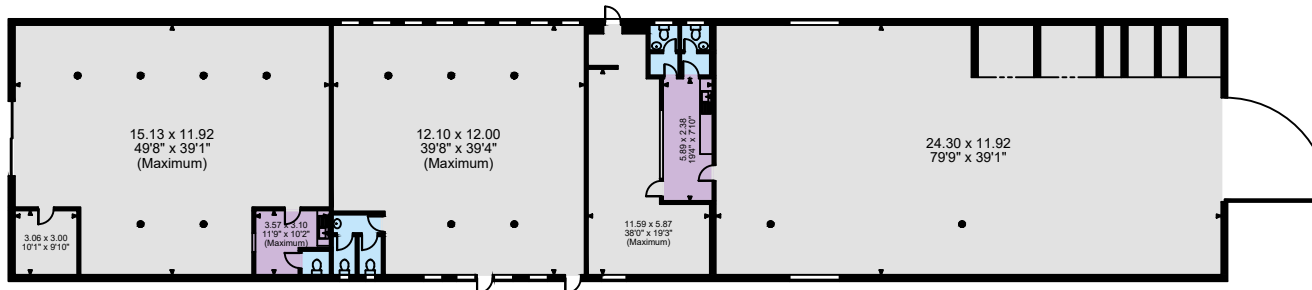
Ground Floor



First Floor



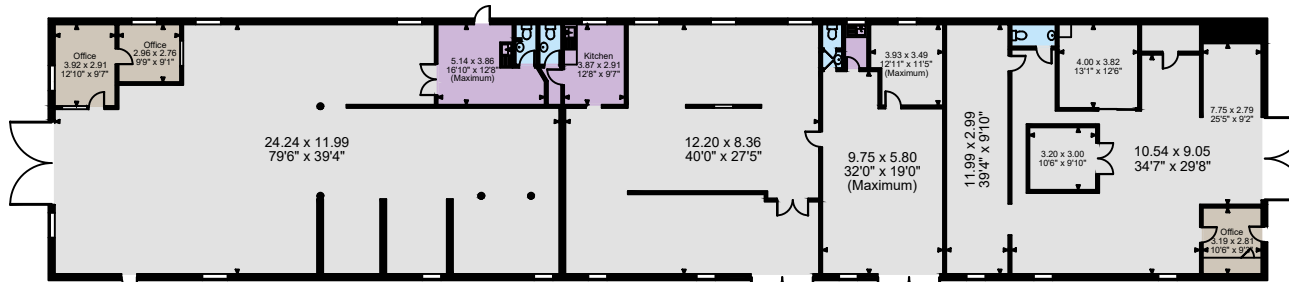
Five Bay Open Fronted



Unit 3A
Block 1

Unit 2A

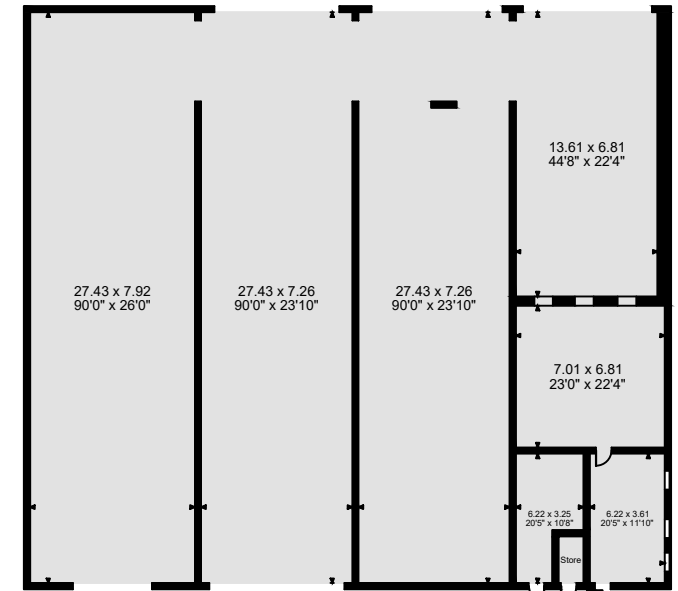
Unit 1A



Unit 4 & 5
Block 2

Unit 3

Unit 1



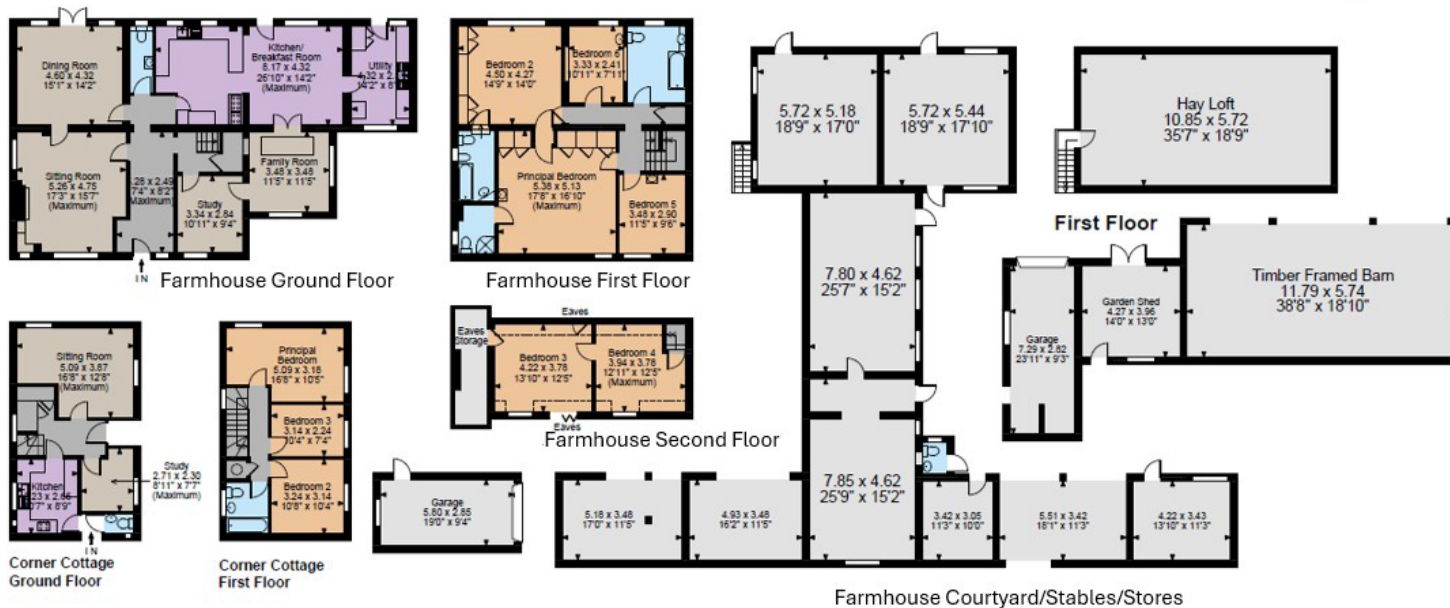
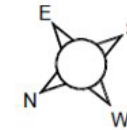
Atcost Cattle Yard and Stores

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

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Sturtwood Farm, Partridge Lane, Newdigate, Surrey
Main House internal area 2,857 sq ft (265 sq m)
Garage internal area 399 sq ft (37 sq m)
Corner Cottage internal area 937 sq ft (87 sq m)
Courtyard/Stables/Stores & Outbuilding internal area 4,001 sq ft (372 sq m)
Total internal area 8,194 sq ft (761 sq m)



Directions

RH5 5EE

what3words: ///stays.aside.random

General

Local Authority: Mole Valley District Council
 01306 885001

Services: Mains gas, electricity and water. Private drainage which may not be compliant to current regulations - further information is being sought. There are separate metered electricity supplies to the farmhouse, cottage and commercial units.

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

Council Tax: Sturtwood Farmhouse G
 Corner Cottage E

EPC Rating: Sturtwood Farmhouse Band A
 Corner Cottage Band E

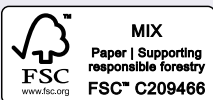
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