



The Gallery, 6 Home Farm Court, Shillinglee,
Chiddingfold, West Sussex

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The Gallery

6 Home Farm Court, Chiddingfold, West Sussex, GU8 4SY

A beautifully presented 4-bedroom Grade II listed barn conversion, located in a rural location close to the sought after village of Chiddingfold.

Haslemere town centre 4.5 miles, Witley and Haslemere mainline stations 4.9 miles (55 minutes to London Waterloo), Central London 45 miles

Entrance hall | Sitting room | Kitchen/dining/family room | Cloakroom | Principal bedroom with dressing area & en suite bathroom | 3 Further bedrooms, 1 en suite | Family bathroom | Office | Garden store | Garden | EPC rating E

The property

The Gallery is a beautiful Grade II listed barn conversion offering almost 2 000 sq. ft of light filled accommodation arranged over three floors, with a wealth of character features, including exposed timber beams, stonework and brickwork, alongside elegant, understated modern styling.

The spacious entrance hall, with open aspect to the 1st and 2nd floor galleried landings has an impressive oak front door and "arrow slit" windows. At the heart of the home is the open concept kitchen/dining/family room with bespoke Neptune fitted kitchen featuring a central island, integrated Neff appliances and stylish silestone worktops. Extending to 29ft the room offers space for a large family dining table, ideal for entertaining, with French doors to the sitting room and entrance hall, and also access to the garden. The sitting room is dual aspect with views over the garden and a vaulted

ceiling with exposed timber framing.

There are three well-presented double bedrooms on the first floor, one of which is en suite, as well as a family bathroom. The dual aspect principal bedroom occupies the second floor, with dressing area and en suite contemporary styled bathroom with free standing bath and walk-in shower.

Outside

At the front of the property there is parking on a block-paved parking area, while further parking is available on the shared parking area at the rear. The delightful landscaped garden includes paved and gravel pathways, a terraced patio providing the ideal location for outside entertaining, box hedging parterre and a variety of flower and shrub borders. The front elevation has a wonderful purple wisteria, whilst the rear boasts a rarer white wisteria. An oak wood gate provides access to the two outbuildings, one of which provides useful storage whilst the neighbouring "Little Gallery" has been converted into a smart home office with underfloor heating and ultra fast (1gb) broadband.

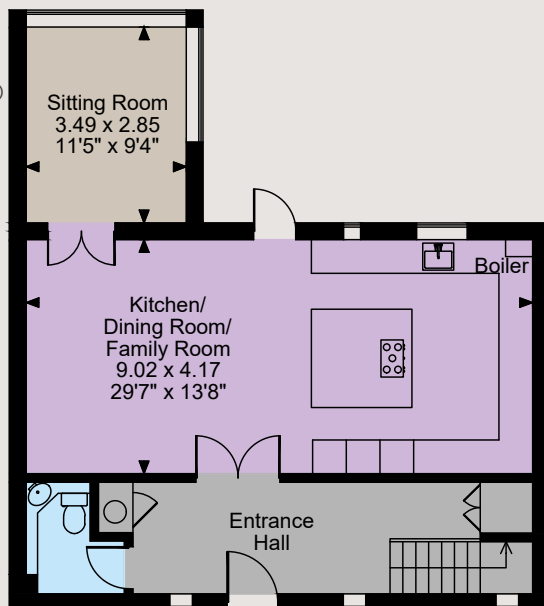
Location

The property is located in a rural position, two miles from the highly sought-after village of Chiddingfold, with its picturesque village green, plus several day-to-day amenities, including village stores, a post office, chemist, and a choice of pubs. The larger towns of Godalming and Haslemere, with their choice of supermarkets and extensive amenities, are within easy reach, while transport links from the village are excellent – the A3 is just seven miles away, while fast and efficient rail services to London run from Witley, six miles away. The peace and tranquillity of the countryside is close-at-hand, with the South Downs National Park, Surrey Bicycle Path and Surrey Hills Area of Outstanding Natural Beauty all close-at-hand. There is an excellent selection of schools in the surrounding area, including the independent St. Ives School, The Royal School and King Edward's School Witley.

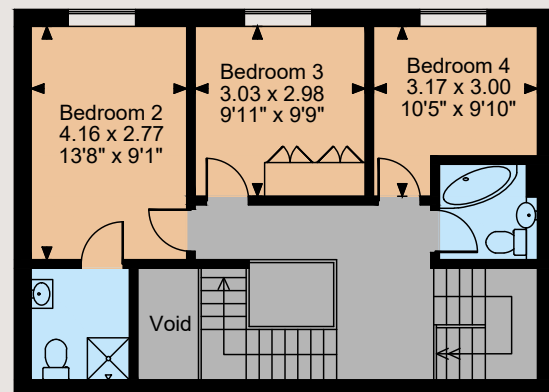




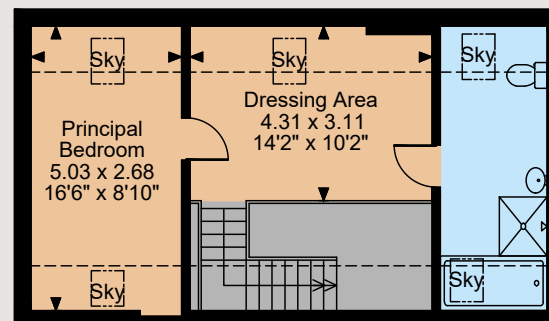
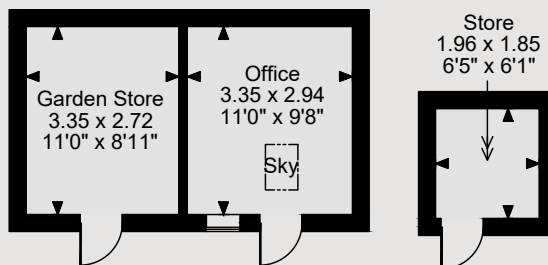
Floorplans
House 1,716 sq ft (159.4 sq m)
Outbuildings 242 sq ft (22.5 sq m)
Total internal 1,958 sq ft (181.9 sq m)
For identification purposes only.



Ground Floor



First Floor



Second Floor



Directions

GU8 4SY

what3words///broccoli.upsetting.coffee

General

Local Authority: Chichester District Council

Services: Mains water and electricity. Color gas central heating. Shared private drainage, £600 per annum service charge, which we believe is compliant with the current regulations.

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

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,100,000

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com

struttandparker.com

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