



BARBINS GRANGE

DUNSFOLD ♦ SURREY



BARBINS GRANGE

CHIDDINGFOLD ROAD, DUNSFOLD, SURREY, GU8 4PB



A superb country estate with equestrian facilities, garaging and ancillary accommodation set in approximately 100 acres



DISTANCES

Godalming (7.7 miles) • Cranleigh (5.7 miles) • Guildford (12 miles) • Heathrow Airport (38 miles)
• Gatwick Airport (28 miles) • Farnborough Airport (22 miles) • Goodwood Racecourse (23 miles)
• Cowdray Park (12 miles) • Central London/Knightsbridge (44 miles)
All distances are approximate

Summary of accommodation:

HOUSE

Ground Floor: Reception hall • library • sitting room • playroom • garden room with kitchen
• dining room • kitchen/breakfast room • utility room • boot room • l.o.

First Floor: Master suite with double bedroom • dressing room
• bathroom and sun terrace • 2 en suite double bedrooms

Second Floor: 2 ensuite double bedrooms

COPSE COTTAGE

3 bedrooms • dressing area • 2 bathrooms
• reception room • kitchen/dining room • utility room • study.

LEISURE

gym • sauna • sitting room • terrace • outdoor pool • children's play area

Car garage & machinery barn • workshop • 3 store rooms • gardener's shower and l.o.

EQUESTRIAN FACILITIES

7 stables • tack room • feed store • hay store • 2 bedroom grooms' flat
• 2 storey office with basement cinema room • outdoor manège (60m by 45m)
• former polo field • former cross country course area.

LAND

73.28 acres pasture (including former polo pitch and cross country course)
• 18.90 acres of woodland. • 8.93 acres of other uses.

IN ALL APPROX 101 ACRES







THE PROPERTY

Barbin's Grange is approached via discreet, iron entrance gates, which open onto a long private drive, leading to the house in the centre of the estate. The drive is lined by an avenue of trees with parkland either side, creating a tranquil and impressive sense of arrival.

The house, which mirrors the vernacular tile-hung style of the area, is unlisted, unusually for a property of such scale in this location. The accommodation extends to approximately 5,867 square feet in total and all the principal reception rooms and bedrooms face south overlooking land belonging to the property. There are four distinct reception spaces including the library, dining room, sitting room with central fireplace, separating it from the play room, and garden room which has a kitchenette and direct access onto the terrace and pool area. The kitchen/breakfast room is a family orientated space with a useful utility room and boot room adjacent. Upstairs, the master suite occupies the westerly end of the property and comprises double bedroom with direct access onto a 47m x 26m sun terrace, dressing room with fitted wardrobes and en suite bathroom. There are four further bedrooms, all ensuite.

Separate to the main house, in a detached building, is the leisure area, which comprises gym with bifold doors onto a decked area, a loo, shower room, sauna and a sitting room. The deck affords views over the land to the south.

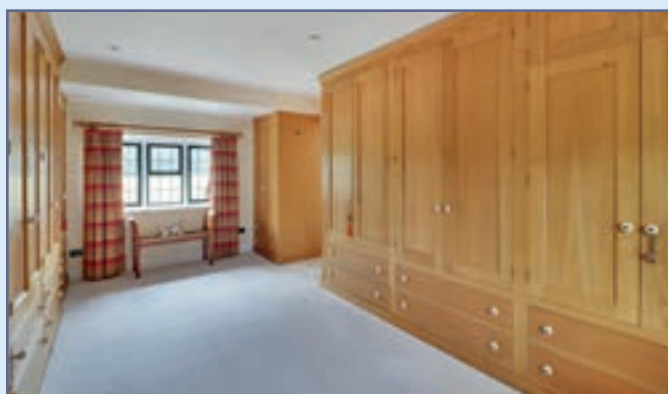
The substantial machinery barn extends to 447 sq m and would be ideal for use as extensive garaging. There is a mezzanine level, currently used for storage, workshop, 3 stores and a 'gardener's shower and loo'. Beneath this building are 3 rooms, which could be used for any number of purposes (subject to planning consent).

There are extensive equestrian facilities at Barbins Grange. The stableyard has 7 stables, a tack room, feed store, hay store, 2 bedroom grooms' flat with kitchen and bathroom, separate grooms' loo and a two story office with basement cinema room. There are two outdoor arenas, the smaller of the two is approximately 54m by 18.5m and the larger arena is 60m by 45m.

Barbin's Grange has guest/staff accommodation in the form of Copse Cottage, which is set some distance from the main house and comprises; kitchen/dining room, sitting room, study, utility room, 3 bedrooms, a dressing area, bathroom and separate shower room. The cottage was refurbished between 2017 and 2018. It has a private garden.

There is a portable 2 bedroom annexe/mobile home, which comprises living room/kitchen, 2 bedrooms and 2 shower rooms.

The gardens that immediately surround the house are mainly laid to lawn. There is a children's play area with wooden play equipment to the West of the house. The gardens have a parkland feel to them with numerous mature specimen trees. To the south of the house, there is a substantial area of pasture, which was formerly a polo pitch. There is further pasture (totalling 73.28 acres), formerly used as a cross country course, 7 fenced paddocks and approximately 18.9 acres of woodland and an additional 8.93 acres of other















COPSE COTTAGE



COPSE COTTAGE



COPSE COTTAGE



COPSE COTTAGE

SERVICES AND UTILITIES

House: Oil fired central heating, mains water, private drainage (septic tank), mains electricity

Pool heated by oil fired boiler

Copse Cottage: Oil fired central heating, mains water, private drainage (septic tank), mains electricity

EPC House: E

EPC Cottage: D

EASEMENTS & BYWAYS

The property is offered for sale subject to and with benefit to all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants. Sale includes existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes.

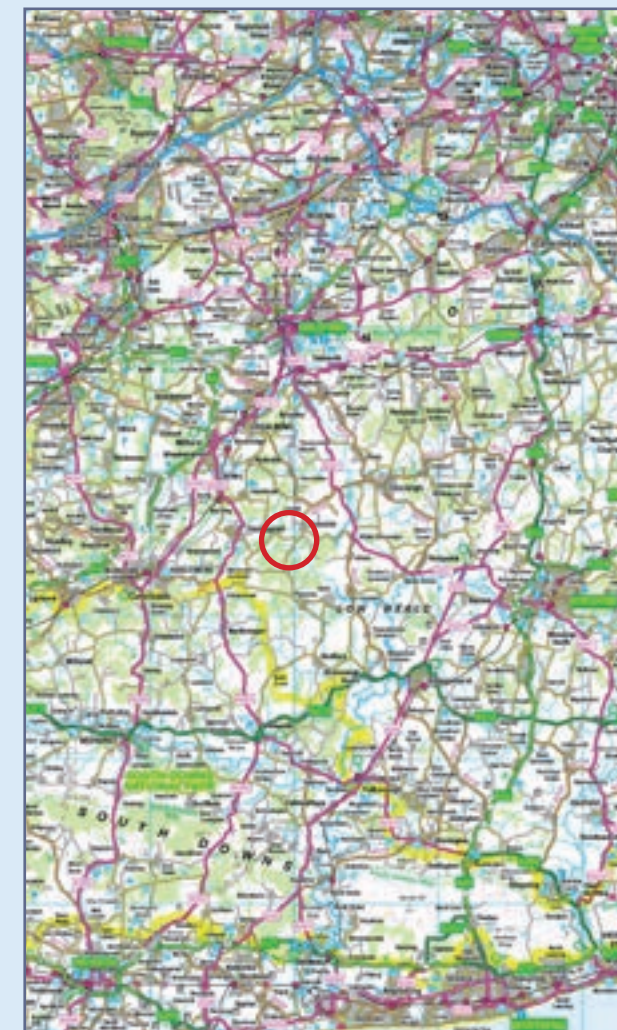
LOCATION

Barbin's Grange occupies a rural position between the villages of Dunsfold and Chiddingfold. The old village of Dunsfold is traditionally laid out with an attractive green, church, cricket club, local pub and village shop. Chiddingfold is an equally picturesque village with several pubs, a well renowned butcher's shop, village shop and a coffee shop. There is a wider range of local amenities available at Godalming, including a train station and a Waitrose supermarket; and in the county town of Guildford with its cobbled high street, extensive shops, theatres, cinema and train station.

Regular and direct trains run to London Waterloo from mainline stations at Godalming (from 48 minutes) and Guildford (from 35 minutes) and the area is well served by main roads, with the nearby A3 connecting northbound to the M25 and London, and southbound to the coast. Heathrow and Gatwick airports can be reached via the A3, M25 and M23 respectively. The nearest private airport is at Farnborough.

Dunsfold lies in an area known as The Weald, between the North and South Downs, on the edge of the Surrey Hills Area of Outstanding Natural Beauty. The surrounding Surrey and Sussex countryside is amongst the most beautiful in the South East and affords splendid lifestyle opportunities. There are extensive networks of footpaths and bridlepaths in the vicinity and across the wider surrounding area. For equestrians, there are numerous well known venues accessible from Barbin's Grange, such as Hickstead (approx. 27 miles), Burningfold Polo Club (approx. 1.2 miles), Cowdray Park Polo Club (12 miles) and there is racing at Goodwood (approx 23 miles), Epsom, Sandown Park, Kempton Park and Lingfield.

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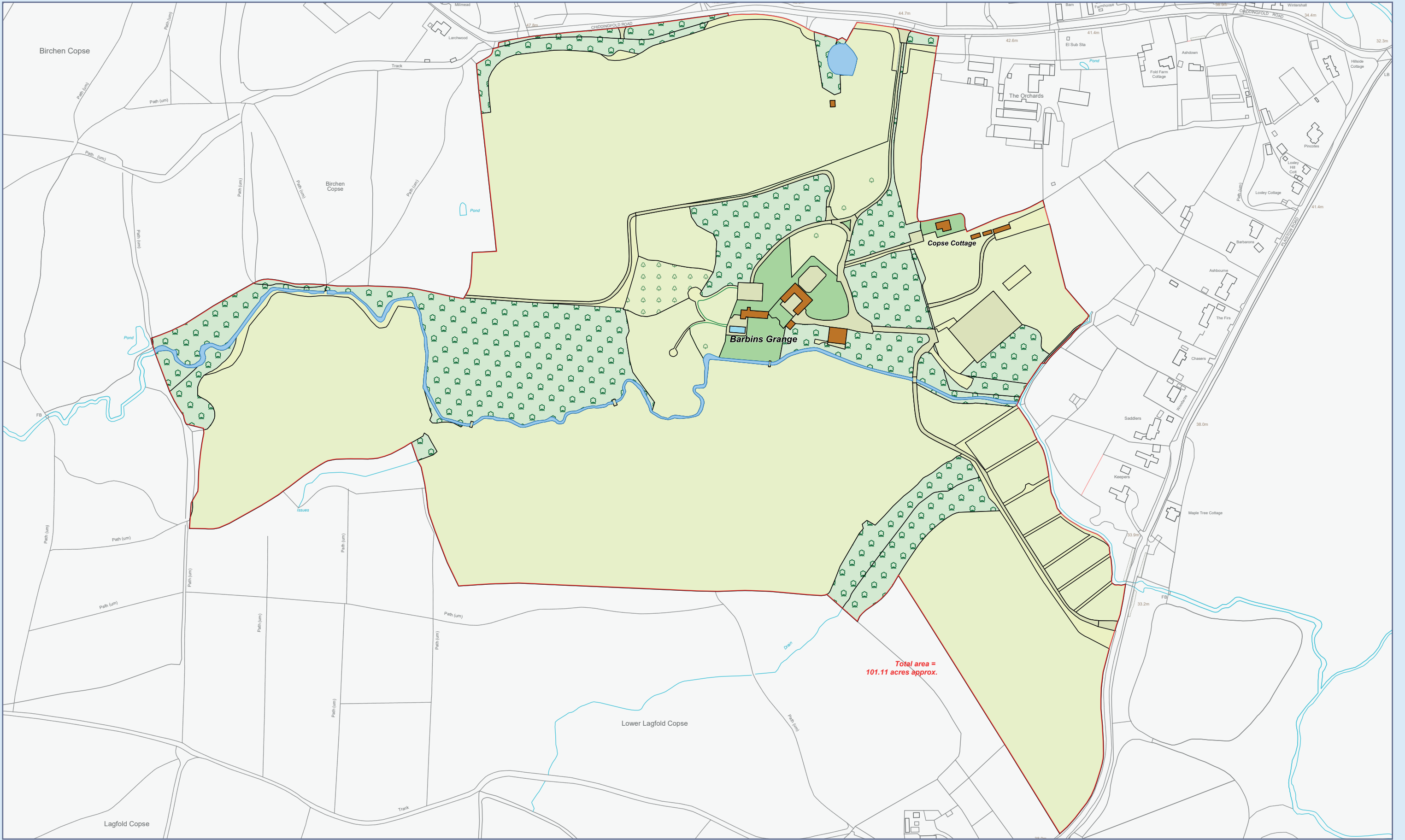
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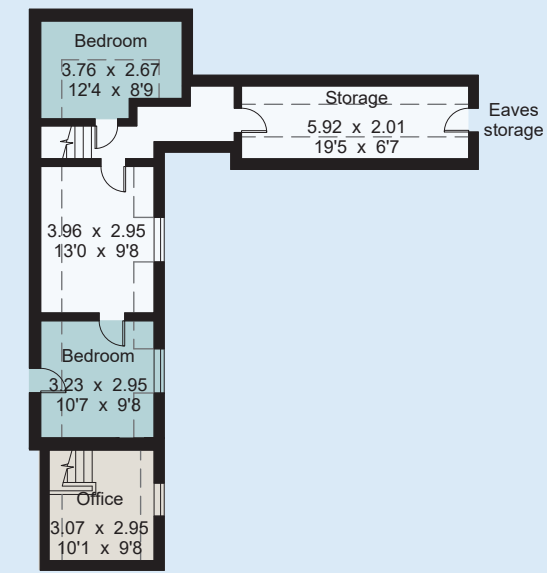
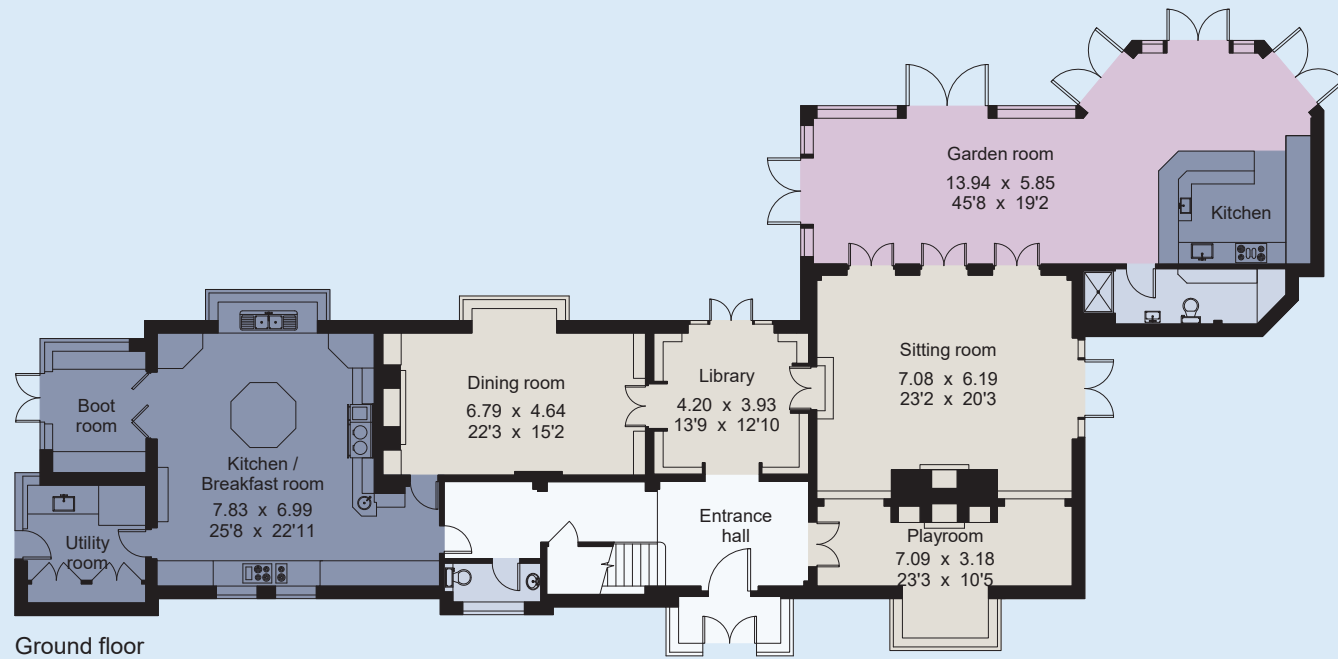
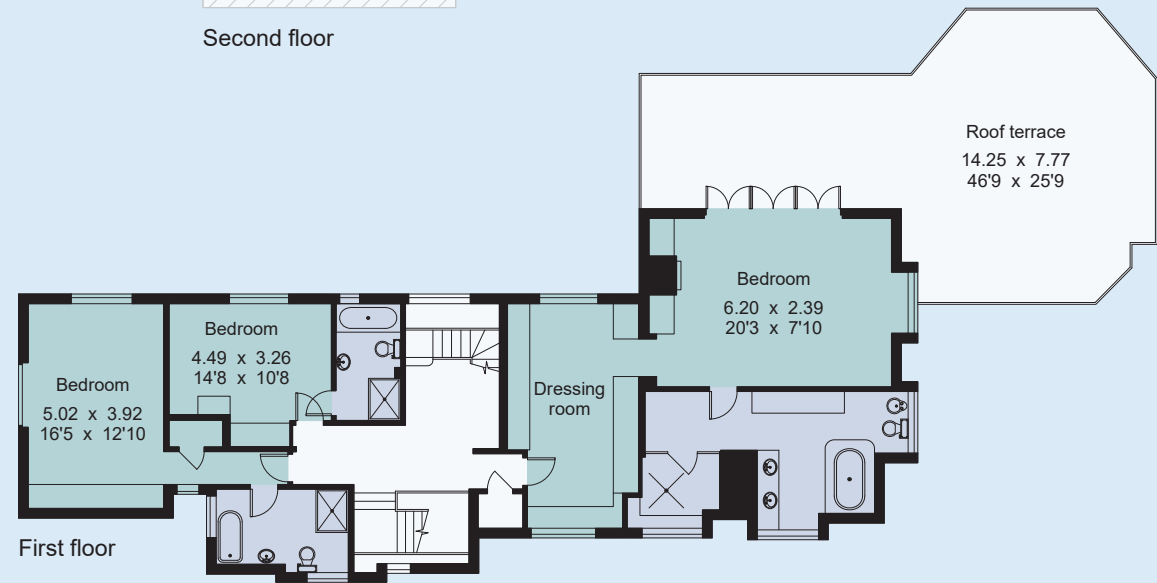
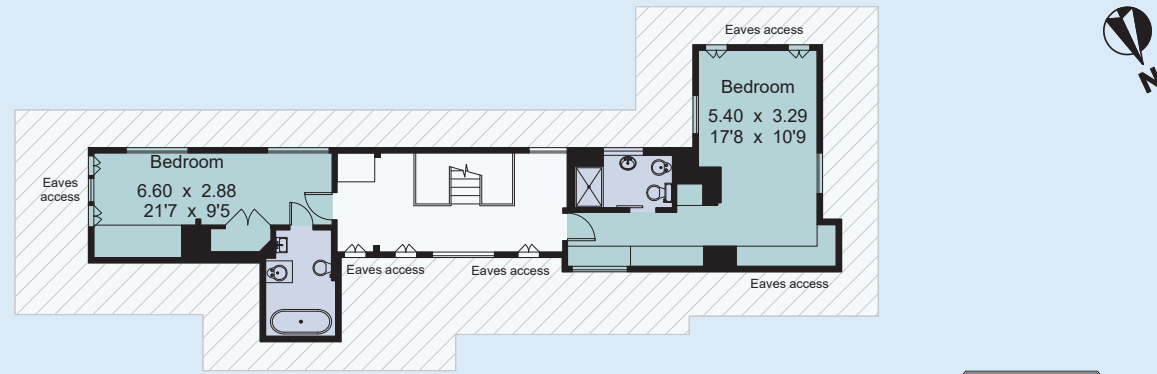




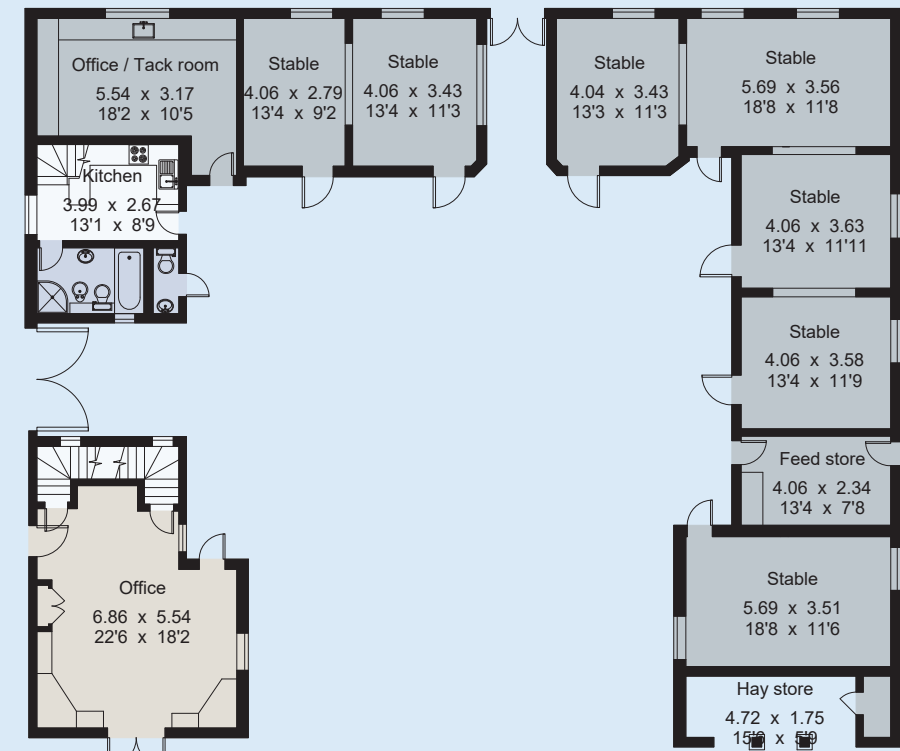
Total area =
101.11 acres approx.



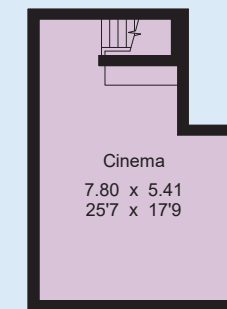
BARBINS GRANGE, DUNSFORD
Gross internal area (approx)
House 545.1 sq m / 5867 sq ft
Stable block 307.3 sq m / 3308 sq ft



Stable block



Ground floor



Basement

BARBINS GRANGE



For information only - Not a scale
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BARBINS GRANGE, DUNSFORD

Gross internal area (approx)

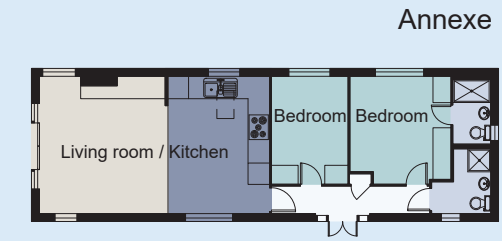
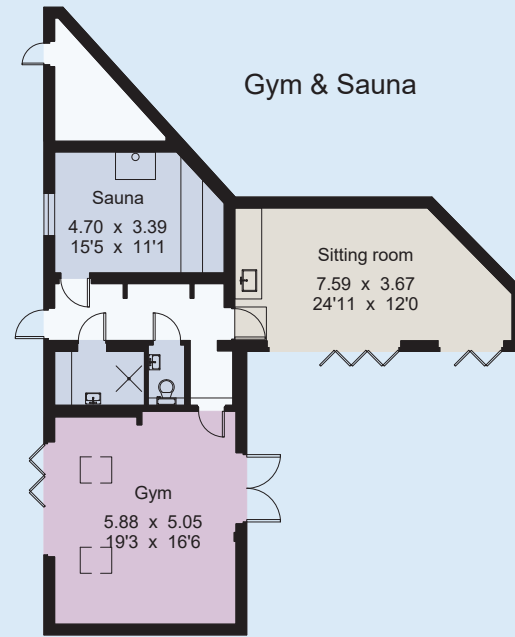
Gym & sauna 99.1 sq m / 1066 sq ft

Copse cottage 192.7 sq m / 2074 sq ft

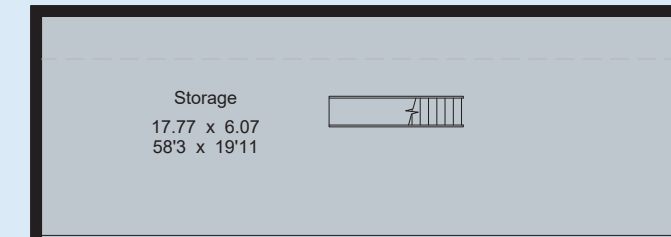
Annexe 47.8 sq m / 514 sq ft

Machine barn 447.2 sq m / 4813 sq ft

Total 1639.2 sq m / 17642 sq ft

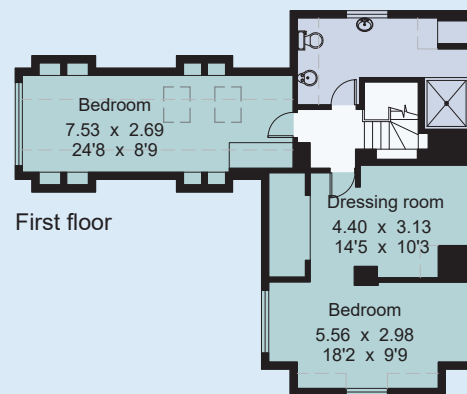


Machine barn

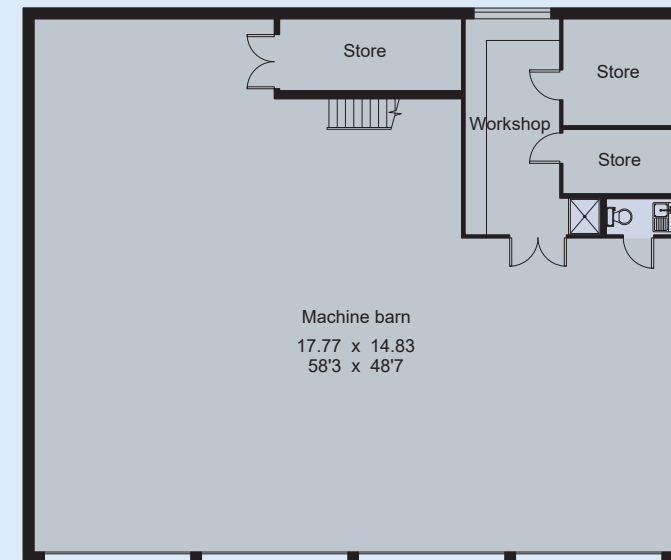


mezzanine floor

Copse Cottage



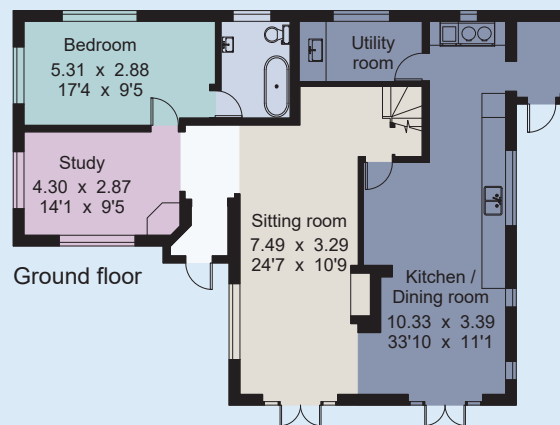
First floor



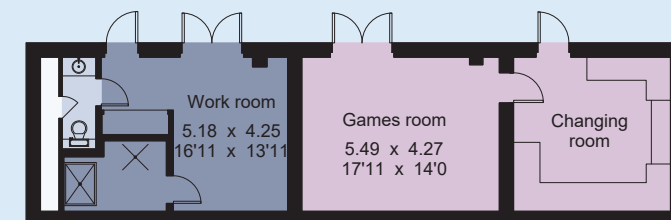
Ground floor

COPE COTTAGE

Room	Energy Rating	Current	Potential
01 - 04	A		
05 - 08	B		
09 - 12	C		
13 - 16	D		
17 - 20	E		
21 - 24	F		
25 - 28	G		
29 - 32	H		
33 - 36	I		
37 - 40	J		
41 - 44	K		
45 - 48	L		
49 - 52	M		
53 - 56	N		
57 - 60	O		
61 - 64	P		
65 - 68	Q		
69 - 72	R		
73 - 76	S		
77 - 80	T		
81 - 84	U		
85 - 88	V		
89 - 92	W		
93 - 96	X		
97 - 100	Y		
101 - 104	Z		



Ground floor



Lower ground floor

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