

Dunsfold Ryse Farm, Chiddingfold, Surrey





A superb opportunity to acquire an **89 acre estate** in the heart of Chiddingfold.

Summary of accommodation

Main House

Entrance hall | Kitchen/breakfast room | Living/dining room | Family room | Sitting room | Study | Boot room | WC

Principal bedroom with en suite shower room | Dressing room | Two further bedrooms both with en suite bathrooms

The Dairy

Living room | Kitchen | Utility room | Principal bedroom with en suite shower room | Three further bedrooms with family bathroom

The Little Barn

Reception room | Kitchen | Two bedrooms | Office | Bathroom | WC | Garaging

Outbuildings

Triple garage | Triple barn with storage adjoining | Three stables and workshop with WC connected | Large barn of 80 ft x 80 ft

In all about 89 acres

Distances

Witley 3.8 miles, Haslemere 8.3 miles, Guildford 12 miles, Gatwick Airport 27.8 miles, Heathrow Airport 34.7 miles, London 44.6 miles

(All distances are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Georgie Veale
020 3995 0779
georgie.veale@knightfrank.com

Hattie Young
020 7861 5497
hattie.young@knightfrank.com



Location

Chiddingfold, is regarded as one of the most desirable and prettiest villages in Surrey renowned for its accessibility to Central London, yet offering some of the most beautiful countryside in England; with easy access to London to the north and equally to the south coast via the A3.

A fast train service into London Waterloo runs from Witley (about 3.8 miles away) taking around 55 minutes. The property is well located for easy access to Heathrow and Gatwick, together with private facilities at Farnborough and Fairoaks.

There is excellent schooling in the area, including Charterhouse, Bedales, Priorsfield, Cranleigh, St Catherine's at Bramley, Guildford High School, Tormead, The Royal Grammar School, St Edward's at Witley, Aldro and St Hilary's.

Golf is at Milford, West Surrey, Petworth Downs, Wildwood Golf and Country Club, Liphook, Cowdray and the West Sussex Golf Club at Pulborough. Horse racing is at Goodwood, polo at Cowdray Park, Hurtwood Park, Smiths Lawn and Guards.

The surrounding area is also renowned for its network of bridleways and footpaths and offers many opportunities for country pursuits.



Chiddingfold has excellent amenities including two renowned pubs, two shops, a coffee shop, butcher, Boots pharmacy, three churches, vets, medical centre, post office and primary school. Haslemere, Godalming, Cranleigh and Petworth are all close by offering good local facilities both for shopping and dining. More comprehensive shopping and dining can be found in Guildford, which is only 12 miles away.

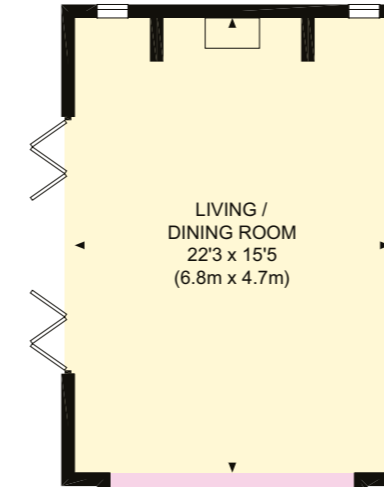
The property

Dunsfold Ryse Farm is located in a stunning position accessed via a long private driveway up to the property. The house itself offers around 3,000 sq ft of accommodation with a further 4,500 sq ft in The Dairy and The Little Barn (including its integral garaging). In addition to this living accommodation there are a number of large outbuildings offering almost 10,000 sq ft.

The house itself has been comprehensively refurbished and offers open spaces with light flooding through from a large number of windows and doors in each room. The kitchen/living/dining room is quite clearly the heart of the house and looks out over the stunning landscape to the rear.

Upstairs there are three/four bedrooms, depending on how one would use the space. The fourth bedroom is currently used as the dressing room to the principal bedroom but would make an ideal nursery. There are three bathrooms which are all en suite. The upstairs accommodation benefits from air conditioning throughout.



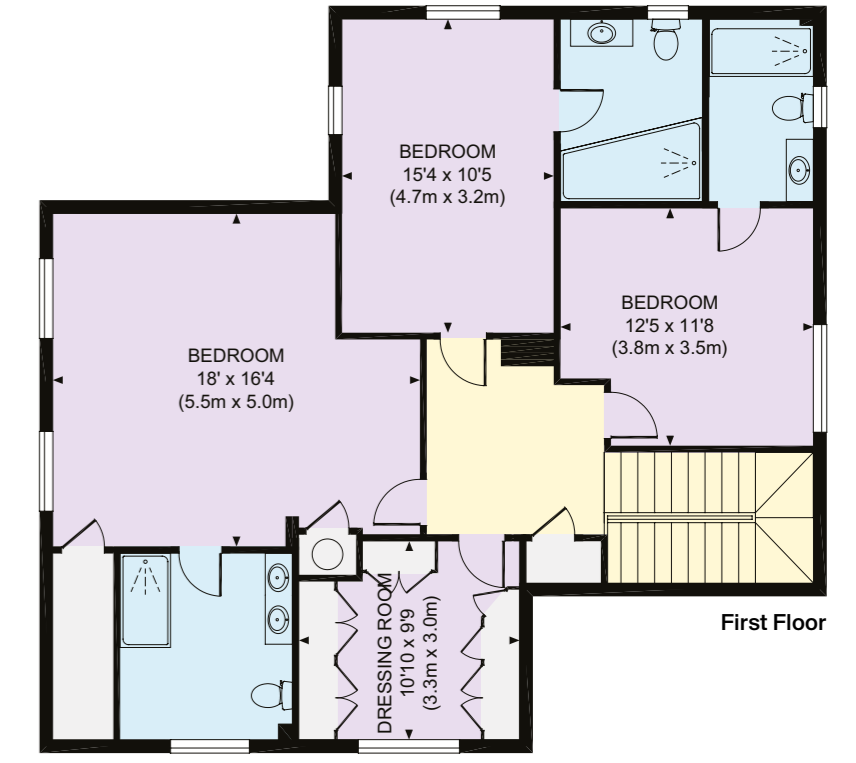
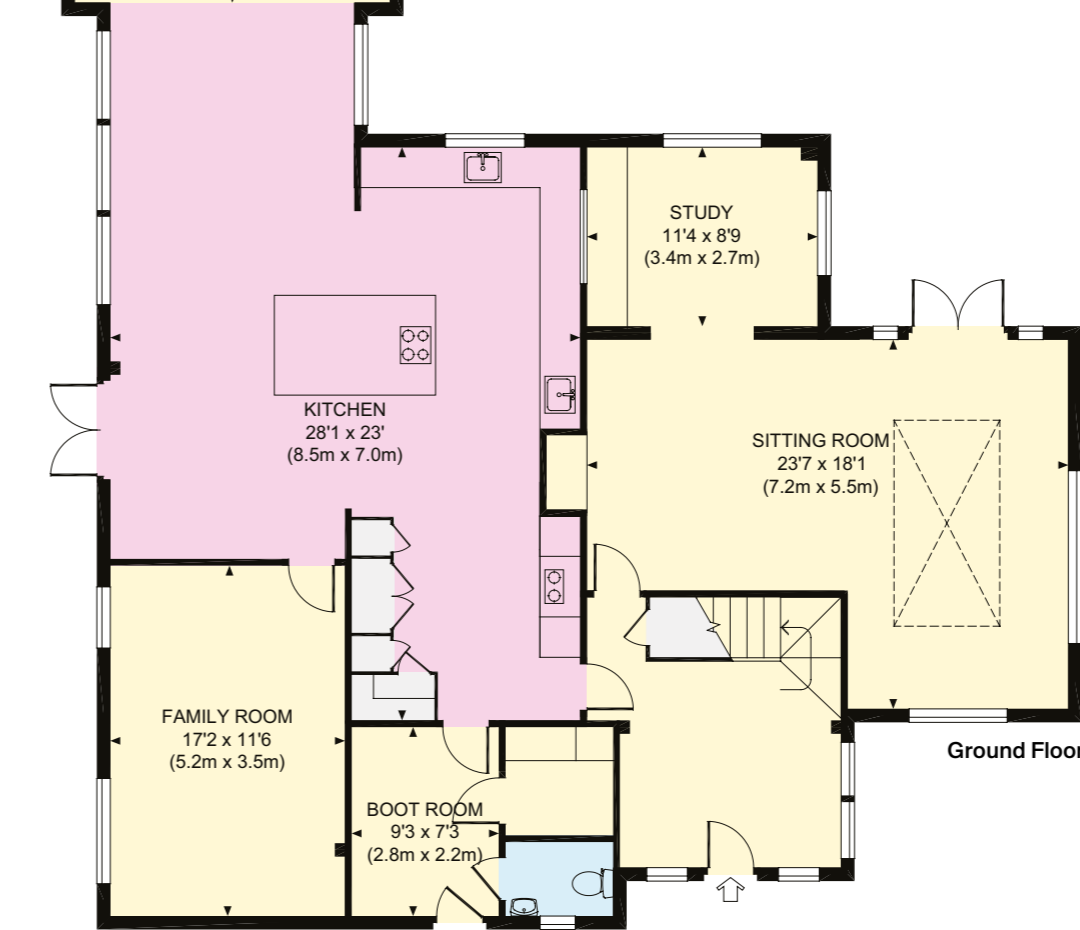


Dunsfold Ryse Farmhouse

Approximate Gross Internal Floor Area
2984 sq ft / 277.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



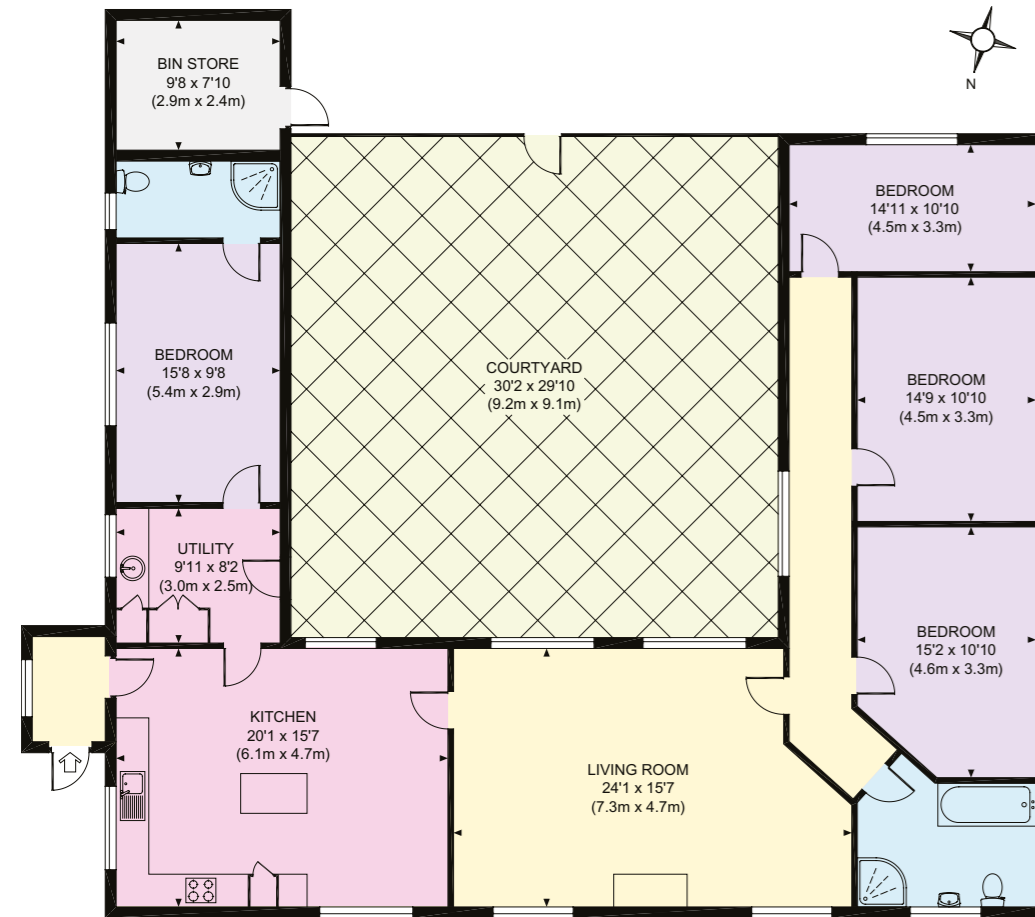


The Dairy

The Dairy is a fantastic single storey building which has in excess of 1,700 sq ft. Offering four bedrooms and two bathrooms the whole property is built around a pretty courtyard. This building currently has an agricultural tie, limiting it's usage. It is currently rented out.

Approximate Gross Internal Floor Area
1717 sq ft / 159.5 sq m

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Ground Floor





The Little Barn

The Little Barn is adjacent to the main house and has been beautifully renovated, providing excellent ancillary accommodation.

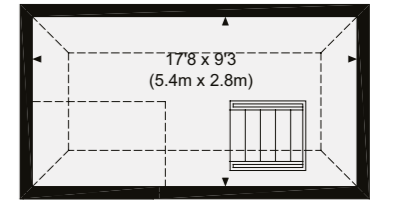
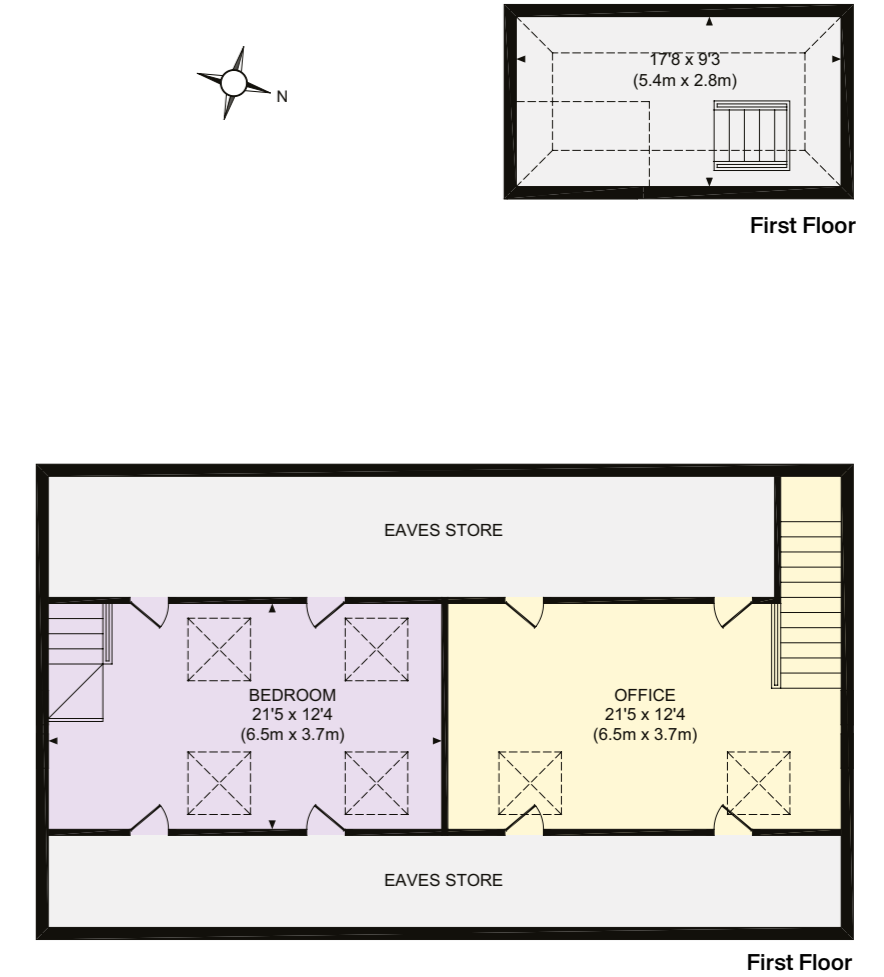
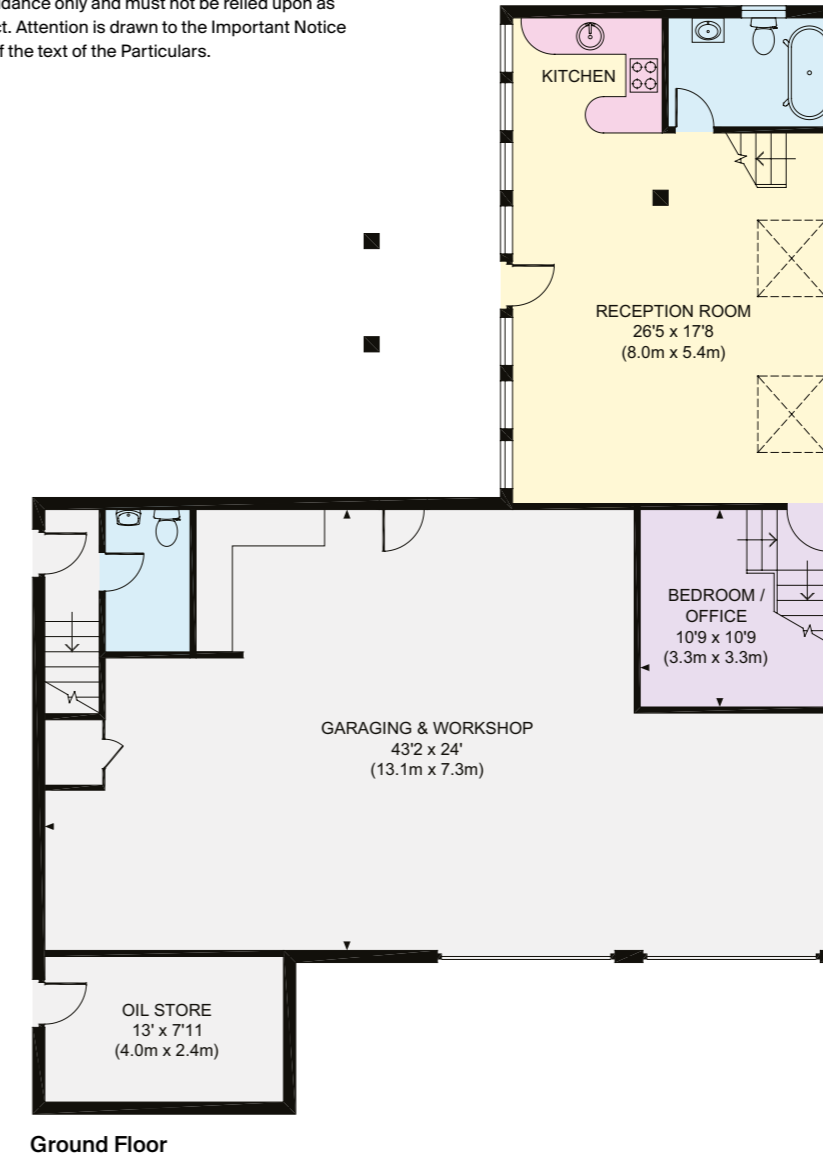
The Little Barn comprises a large reception room with a fully fitted kitchen, two bedrooms, a bathroom and a separate office. There is also a large garage with a workshop and a WC.



The Little Barn

Approximate Gross Internal Floor Area
2815 sq ft / 261.5 sq m

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Outbuildings

There are a number of further very large outbuildings which could be used for a variety of different uses.



Approximate Gross Internal Floor Area
9825 sq ft / 912.8 sq m

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Gardens and grounds

The gardens and grounds surrounding the house are awash with colour throughout the year and offer a wonderful balance of easy maintenance and eye catching design. The borders are filled with interesting plants and shrubs whilst the majority of the land is laid to lawn.

The grounds beyond the gardens have been designed mainly as paddock land with some areas of woodland and a small pond as well. In total the land amounts to just under 90 acres.

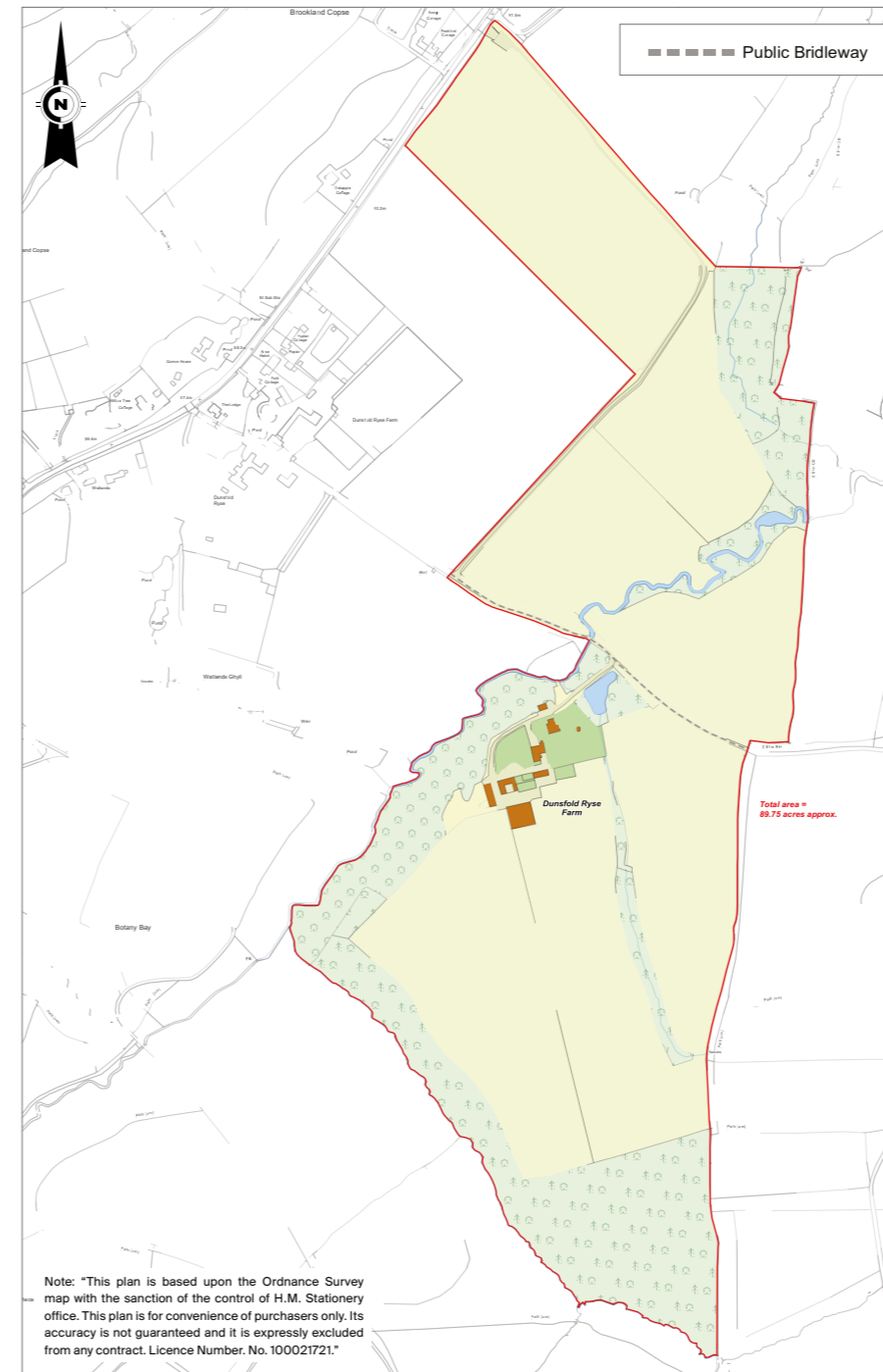




Services

The owner informs us that there is mains water, and electricity, oil fired central heating and private drainage.

Superfast Broadband to the premises: This provides a direct connection of the fibre optic services to the property and therefore a much faster download speed.



Rights of Way

There is a bridleway running across some of the land along the driveway running North West to South East.

Agricultural Tie

The Dairy has an agricultural tie which does not affect any other parts of the estate.

Directions (GU8 4YA)

From London head south west down the A3 towards Guildford and Petersfield. Continue along the A3 past Guildford and turn left off this road at the Milford exit and head towards Witley on the A283. Continue along this road passing through Witley until you reach the village of Chiddingfold. Upon reaching Chiddingfold green turn left across the top of the green and continue along this road for approximately 1 mile and turn left signposted High Street Green. Continue along this road for approximately 1 mile and entrance gates to Dunsfold Ryse Farm will be seen on the right-hand side before the junction with White Beech Lane. The long sweeping driveway takes you down to the property.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council

Council Tax: Band G

EPC Rating: Dunsfold Ryse Farm Cottage – D, The Dairy – E, The Barn – E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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