

Gastons Farm, Chiddingfold, Surrey







A Grade II listed farm in a **substantial private land** holding.

Summary of accommodation

Farm House

Entrance hallway | Drawing room | Dining room | Study/rear hall | Kitchen | Shower room

Five bedrooms | Family bathroom

Outbuildings

Two large barns | Office/studio | Two garages | Three storerooms | Store with shower/toilet facilities | Two large sheds

Outside

Kitchen garden | Paddocks | Woodland | Yard | Hard standing

Gardens and grounds

In all approximately 27.98 acres

Distances

Chiddingfold 2 miles, Haslemere station 5 miles (London Waterloo 56 minutes), Witley station 4 miles (London Waterloo 55 minutes),
Petworth 7 miles, Godalming 10 miles, Guildford 14 miles, London 46 miles

(All distances and times are approximate)



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Situation

Gastons Farm is conveniently located for local amenities in the prime Surrey/West Sussex borders, notably close to the much sought-after village of Chiddingfold.

Chiddingfold is said to be one of the most desirable villages in the south of England, boasting a good range of shops, including a post office, general stores, coffee shop, chemist and traditional butcher. There are also four excellent public houses within the village, most notably the Swan Inn and the Crown Inn; the latter is believed to date back to the 13th century. Within the village, there is also an excellent primary school, which is in high demand, as well as a doctor's surgery and a superb village hall. Haslemere town, which is only four miles away, provides extensive facilities for day-to-day needs, a choice of restaurants, pubs and coffee shops, a tennis club and the Haslemere Leisure Centre.

Communications in the area are superb, with a fast service into London Waterloo from Haslemere and Witley stations, taking an average time of 56 minutes and 55 minutes respectively. Road links are also extremely good, with the A3 at Milford and Hindhead giving access to London, the M25 and Gatwick, Heathrow and Southampton airports.



There is also an excellent range of sporting facilities, including golf at Hindhead, Cowdray Park and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

Gaston Farms location benefits from the splendid array of footpaths and bridleways that the immediate countryside has to offer, many of which can be accessed directly from the property.

The property

Believed to date from the 17th century, Gastons Farm has been much improved by our clients but still offers plenty of scope for reconfiguration, extension and modernisation subject to the usual consents.



Outside

The property is entered via a private driveway leading in turn to a farmyard around which the buildings to the property are set. Beyond the largest of the barns is a good area of hard standing with the aspect here being southerly.

The land is principally covered by the two large fields, but there is also a small belt of woodland to the west of the property adjoining the lane.

Services

We are advised by our clients that the property has mains electricity, water, Calor Gas fired central heating and private drainage.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Property information

Tenure: Freehold

Local Authority: Chichester District Council. Telephone – 01243 785166

Council Tax: Band G

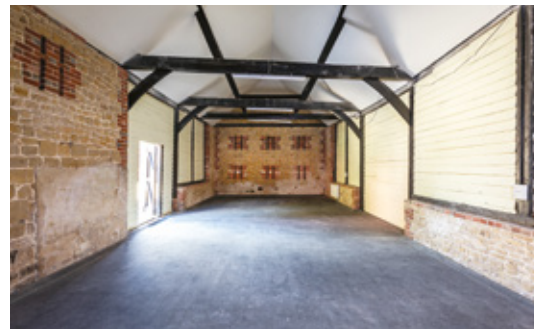
EPC Rating: F

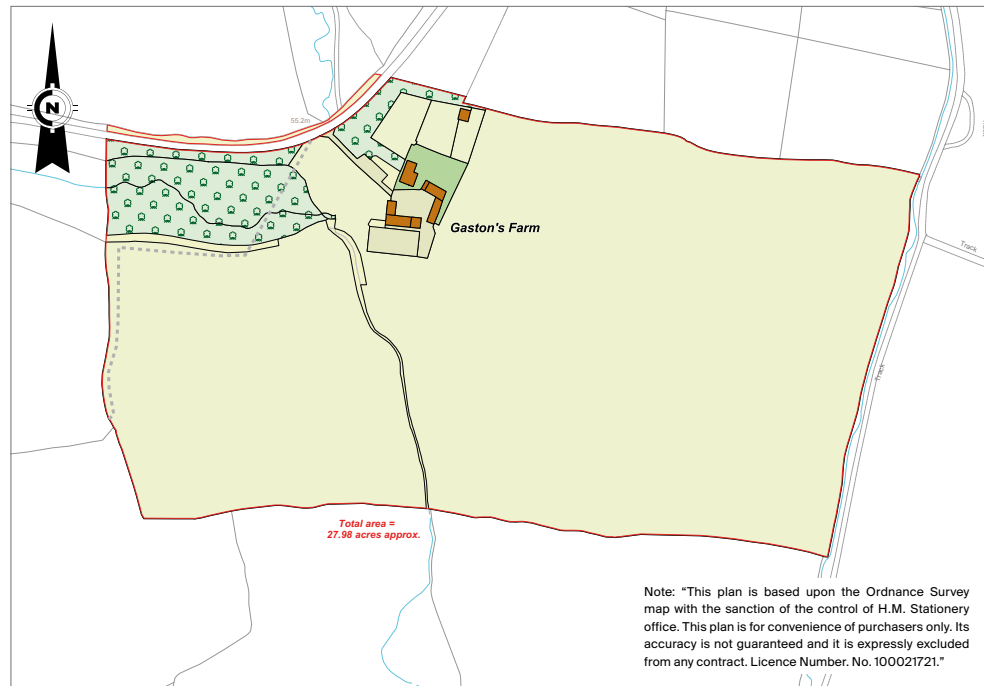
Directions: GU8 4SX

What3words: treatable.brochure.crops

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



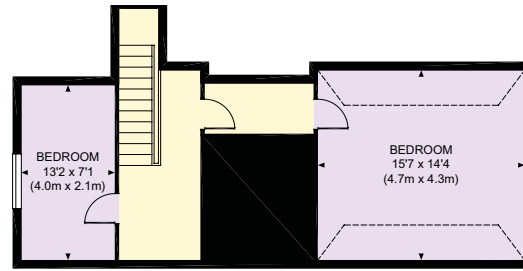


Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

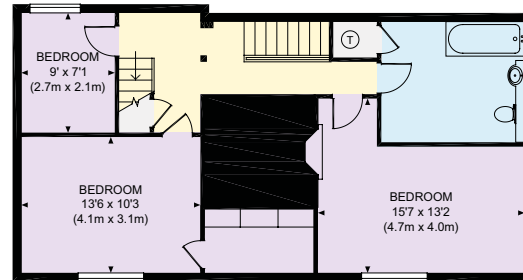
Approximate Gross Internal Floor Area
Farm House: 2,387 sq ft / 221.7 sq m
Outbuildings: 2,897 sq ft / 269.2 sq m

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.

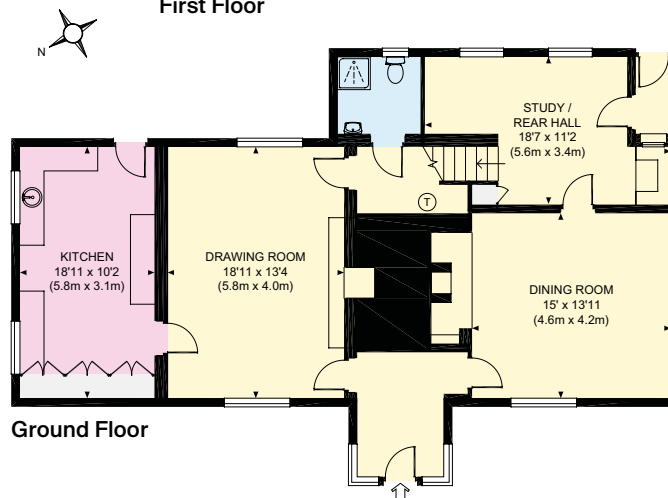
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



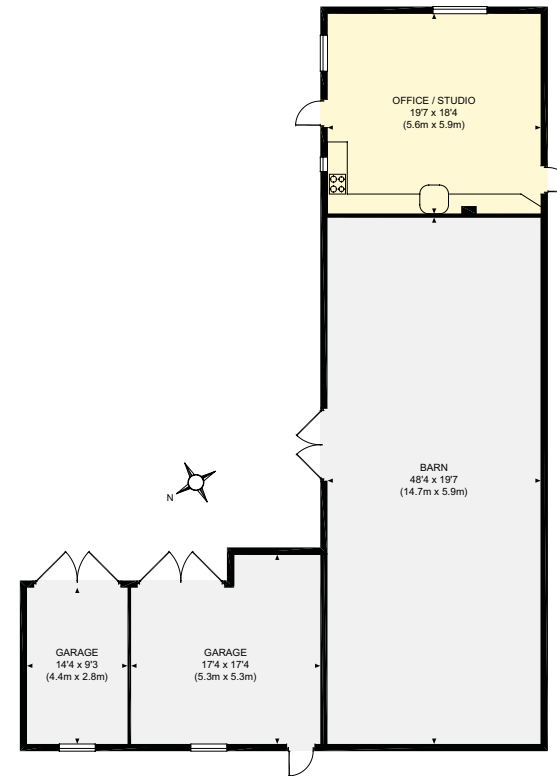
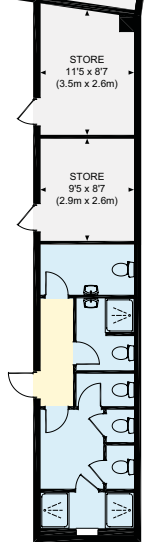
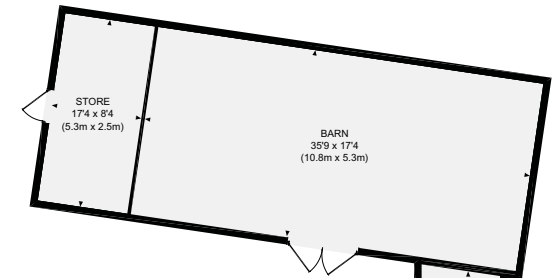
Second Floor



First Floor



Ground Floor



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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Particulars dated September 2022. Photographs dated September 2022.

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