



THE NEW FARMHOUSE

82 THE STREET, CAPEL, DORKING, SURREY

JACKSON-STOPS 

THE NEW FARMHOUSE, 82 THE STREET, CAPEL, DORKING, SURREY RH5 5LA
GUIDE PRICE £985,000

SUBSTANTIAL FAMILY HOME SET IN
GROUNDS OF APPROXIMATELY 0.4 OF
AN ACRE IN THE HEART OF THIS
MUCH ADMIRED VILLAGE



DISTANCES

DORKING 6 MILES
HORSHAM 7 MILES
REIGATE 10 MILES
GATWICK AIRPORT 13 MILES

GROUND FLOOR

- Entrance porch
 - Entrance hall
 - Cloakroom
 - Sitting room
 - Dining room
 - Fitted kitchen/breakfast room
 - Conservatory
 - Utility room
 - Secondary cloakroom
 - Guest sitting room
 - Guest bedroom
 - Downstairs bathroom
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FIRST FLOOR

- Main bedroom with en-suite bathroom
 - Four further bedrooms
 - Family bathroom
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OUTSIDE

- Delightful gardens
- Wonderful views
- Outbuildings
- Integral garage and car port
- Driveway providing parking
- In all, the grounds extend to 0.4 of an acre

DESCRIPTION

The New Farmhouse is an excellent detached family home, built we understand, in 1975, occupying delightful grounds of 0.4 of an acre with wonderful far-reaching views in the heart of Capel village. The property although well-cared for over many years, would now benefit from some updating, if so desired, and is offered to market for the first time in 50 years. It presents a fantastic opportunity, to enhance and extend, subject to the usual consents required. The well-proportioned and versatile accommodation, briefly comprises a spacious entrance hall, cloakroom, and a superbly proportioned double aspect sitting room, measuring almost 24 ft in length, with a wood burning stove. The sitting room is open through to the dining room and in turn through to the conservatory. The fitted kitchen/breakfast room is located at the rear of the house, enjoying a wonderful outlook over the well-kept gardens and farmland beyond. From the kitchen there is access to a useful utility room, secondary cloakroom and integral garage. On the north side of the property there is a great opportunity for self-contained accommodation currently comprising, guest sitting room, guest bedroom and bathroom. To the first floor the main bedroom has built-in wardrobes and en-suite bathroom, whilst there are four further bedrooms served by a family bathroom. The gardens are prime feature of The New Farmhouse having been well-maintained over the years, predominately laid to lawn which surrounds the property, with a variety of established plant, shrubs and trees borders. There is a large patio accessed from the conservatory and utility room, which makes for a delightful seating area and also a great entertaining area, with a brick-built BBQ. The property enjoys fine views over the grounds and pond and beyond to the farmland and far-reaching views to the Surrey Hills. There is a driveway providing ample parking and leading to the integral garage and to the left of property the car port.

LOCATION

The property is situated in a delightful village setting just to the north of the centre of Capel within a designated conservation area. Capel has a good range of facilities for daily needs including a village shop, garage, school and pub. Dorking lies to the north and is a lovely market town offering a range of mainstream and individual shops, cafes and restaurants and an excellent sports/swimming centre. The Dorking Halls hosts a variety of cultural events and there are commuter services from Dorking station to Victoria and Waterloo. Horsham lies a little further to the south and is an excellent centre offering an extensive range of shops and a good range of schools both in the state and independent sector. Horsham station provides commuter services to Victoria and London Bridge. Capel is surrounded by lovely open countryside and, further afield to the north west, Leith Hill and the Surrey Hills, which is a Designated Area of Outstanding Natural Beauty.



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MAIN HOUSE 2,281 SQ FT/211.9 SQ M
GARAGE AND OUTBUILDINGS 438 SQ FT/40.7 SQ M
TOTAL APPROX. FLOOR AREA 2,720 SQ FT/252.7 SQ M

Post Code: RH5 5LA

Latitude: 51.155199 Longitude: -0.320369

What3words: else.blitz.tins

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply
Water – Mains supply
Heating – Gas central
Sewerage – Mains supply

Rights and Restrictions:

None

Risks:

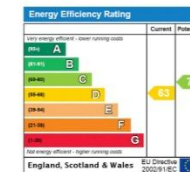
No flood risks

Joint Sole Selling Agents



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

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