



South Hale Farm

Moats Lane, South Nutfield, RH1 5PF

Batcheller
Monkhouse

Our Corner of England

SOUTH HALE FARM

South Hale Farm is an historic Grade II Listed property originating in the 16th Century that showcases a tapestry of architectural history. The farmhouse features a wealth of exposed beams, a striking and magnificent fireplace and wealth of further period features throughout. The property sits in an elevated position surrounded by 10 acres of agricultural land, a swimming pool and a brick-built outhouse

Ground Floor

- Entrance Hall
- Lounge
- Inner Lobby
- Dining Room
- Reception Room/Study
- Downstairs Cloakroom

- Kitchen
- Boot Room
- Second Kitchen

First Floor

- 5 Bedrooms
- WC
- 2 Bathrooms

Outside

- 10 Acres of Pasture Land
- Swimming Pool
- Changing Room/Pump House



DESCRIPTION

South Hale Farm is a detached farmhouse set within 10 acres of picturesque farmland offering elevated views of the surrounding countryside. The property spans two floors and provides an impressive 2,489 sq ft of accommodation blending historical charm with modern living potential. It includes the exciting opportunity to create an annex making it an ideal choice for those seeking flexible living arrangements. Whilst the farmhouse externally has been well maintained, internally the property could benefit from some upgrading to modern standards within the guidelines of its Listed Building status.

The main features of the property include:

- **Entrance Hall** that leads through to the lounge.
- The **Lounge** at South Hale Farm exudes historic charm featuring exposed timber beams and striking inglenook fireplace complimented by double aspect views to fill the space with natural light.,
- The separate **Kitchen** offers practicality and, complete with a second staircase leading to the first floor, this area could make an ideal annex.
- Additionally the property includes a versatile **Reception Room** or **Study** which leads through to an **Inner Lobby** and a convenient downstairs **Cloakroom**.
- The **Main Kitchen** at South Hale Farm is thoughtfully designed with a range of timber base units offering ample storage. A central island provides additional workspace making it both practical and inviting. The tiled flooring adds to durability while there is a dedicated space for a fridge freezer and a large larder cupboard.
- The door from the kitchen leads through to a useful **Boot Room** which in turn opens out to the rear garden.
- The **Inner Hallway** includes a staircase leading to the first floor and features a large under-stairs cupboard offering convenient storage.
- The well-appointed **Dining Room** is a stand-out space providing an elegant setting for gatherings and boasts views over both the front and rear gardens.

First Floor

- The stairs from the main hallway lead up to the **Main Bedroom**. This well-proportioned room enjoys views over the front and rear gardens. This room boasts striking beamed ceilings, double-aspect views, built-in wardrobes and access to an adjacent **Bathroom**.



- From the landing there is an additional **Bedroom** and **Family Bathroom**.
- A corridor leads through to a spacious **Double Bedroom** featuring double-aspect views and charming beamed ceilings.
- Completing the accommodation are two further **Bedrooms** and a **Cloakroom**.

OUTSIDE

The property is nestled along a quiet country lane and is accessed via a sweeping driveway offering ample parking for multiple vehicles. Slightly elevated, the home enjoys picturesque views over the private lake. The formal gardens surrounding the property are beautifully framed by mature trees, hedging and established planting. A paved path leads to the front door and continues around to the rear where a patio provides the perfect space for dining. The swimming pool, located to the west side of the house, is enclosed and there is an adjacent changing room and pump house.

Beyond the gardens the property includes approximately 10 acres of pastureland bordered by mature trees and hedge rows. The land is subject to an overage deed with further details available upon request.

AMENITIES

Local: The villages of South Nutfield, Salfords and are within easy reach.

Towns: Redhill is 4 miles away and has a comprehensive range of shops including major brand supermarkets, and leisure centre. Reigate (5 miles),

Transport: Nutfield railway station is approximately 1.4 miles away and offers services up to London in less than 50 minutes, and nearby Redhill and Merstham stations can reach London terminals in 35 and 45 minutes.

Schools: Nutfield Primary (CoE) <https://nutfieldchurchprimary.co.uk>, Carrington School, www.carringtonschool.org/, St Bedes www.st-bedes.surrey.sch.uk, Royal Alexandra and Albert School www.raa-school.co.uk, Merstham Park School <https://mersthamparkschool.org>,

Leisure: Nutfield Priory Hotel and Spa www.handpickedhotels.co.uk/nutfieldpriory, numerous walks and cycling routes around this leafy part of the Surrey Countryside including National Trust land at Outwood. The Priory Farm Shop and The Discovery Land at Priory Farm is close by www.prioryfarm.co.uk. Bletchingley Golf Club <https://bletchingleygolf.co.uk>, Aqua Sports at Mercers Park www.aquasports.co.uk. Thriving cricket clubs in South Nutfield www.southnutfieldcricket.club and Outwood www.outwoodcricket.club.

DIRECTIONS

Starting at Redehall Road in Smallfield, at the first roundabout continue straight onto Chapel Road, turning left into Rookery Hill. Continue onto Dayseys Hill, continue onto the Prince of Wales Road, turning left onto Crab Hill Lane. Continue along Crab Hill Lane, taking the flyover over the M23, turn first immediate left onto Moats Lane. Continue to the very end of the lane where you will find the property directly in front of you.

What3Words: ///moods.smashed.lines





Additional Information

Local Authority: Tandridge District Council, 8 Station Road East, Oxted, Surrey RH8 0BQ. Telephone 01883 722000 Website: www.tandridge.gov.uk

Services (not checked or tested): Mains electricity and water, oil central heating, septic tank drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SY900482 and SY900482

EPC: Exempt

Council Tax: Band G



GUIDE PRICE £1,400,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

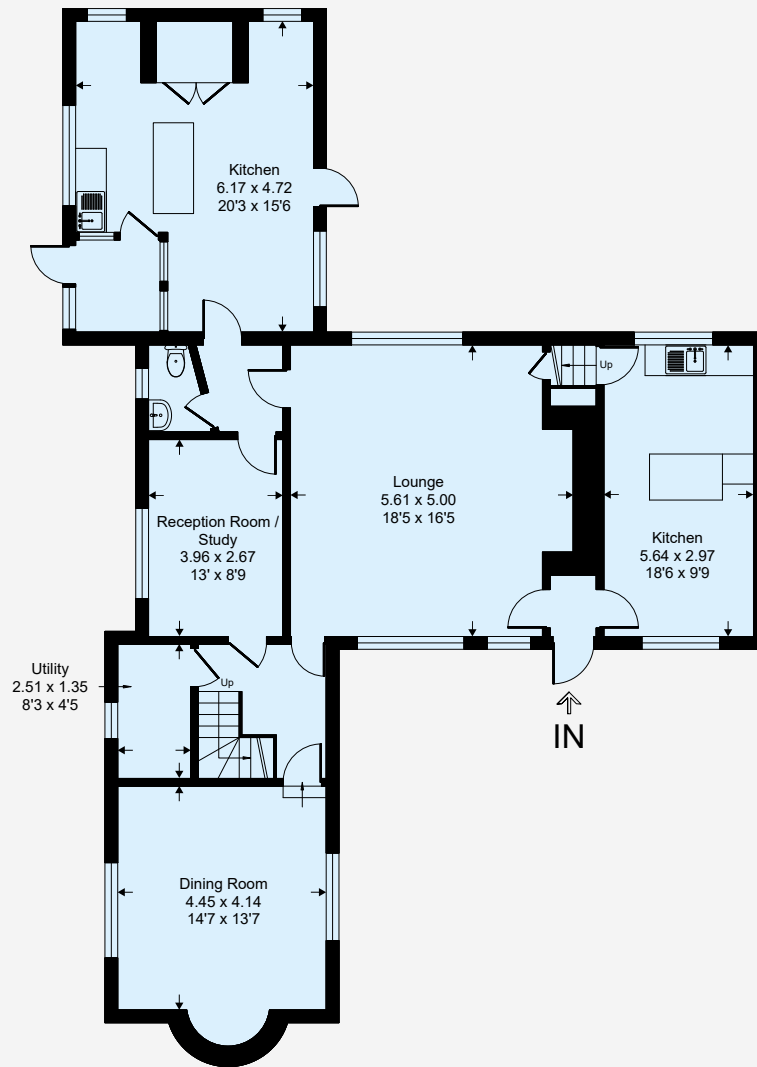
Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

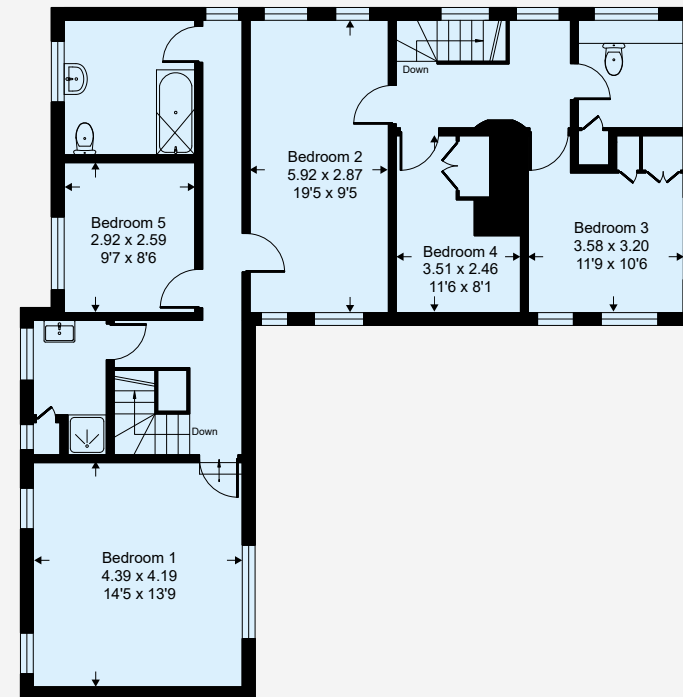
Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

South Hale Farm, RH1

Approximate Gross Internal Area = 231.2 sq m / 2489 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NOTE:

Batcheller Monkhouse gives notice that:

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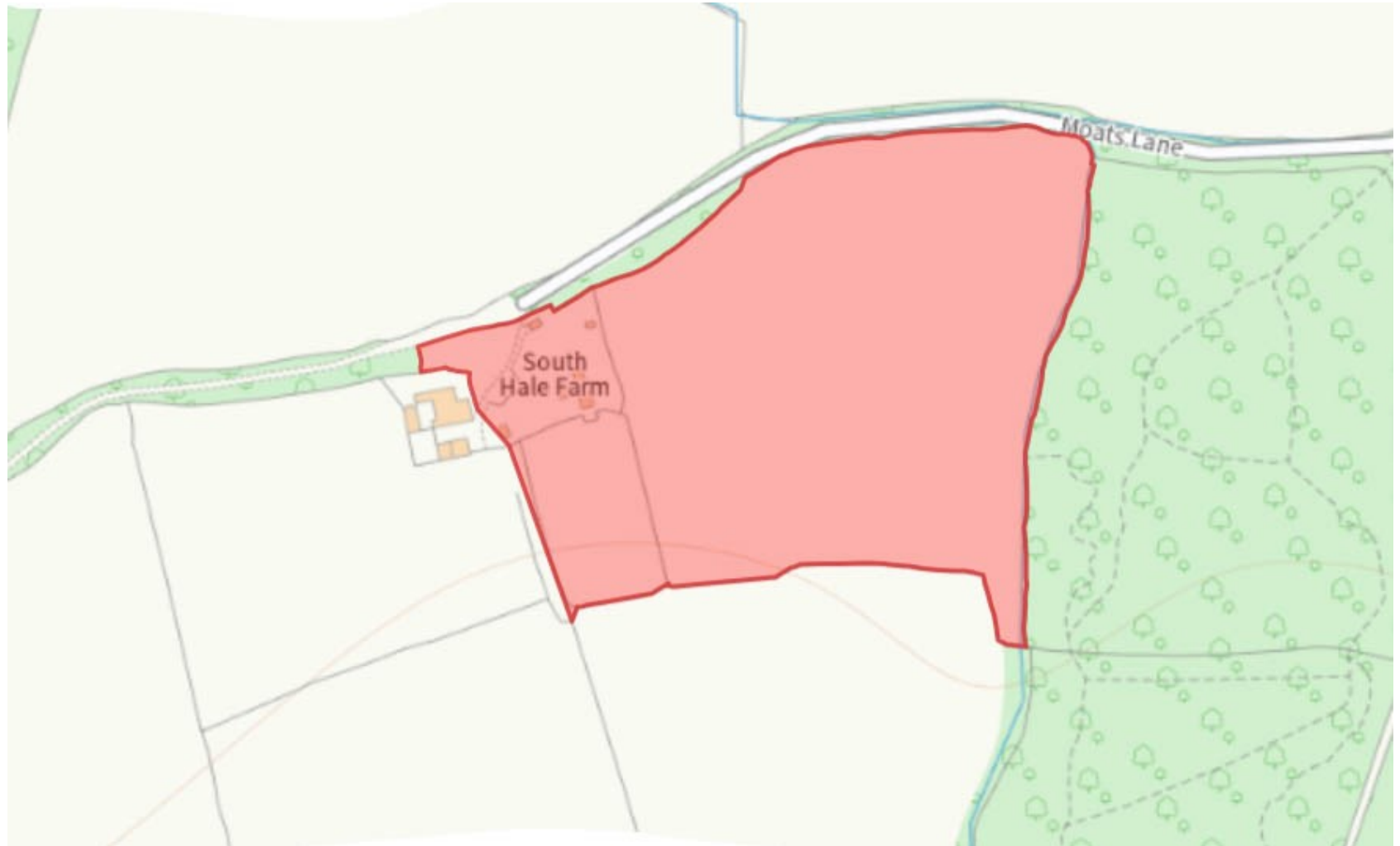
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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