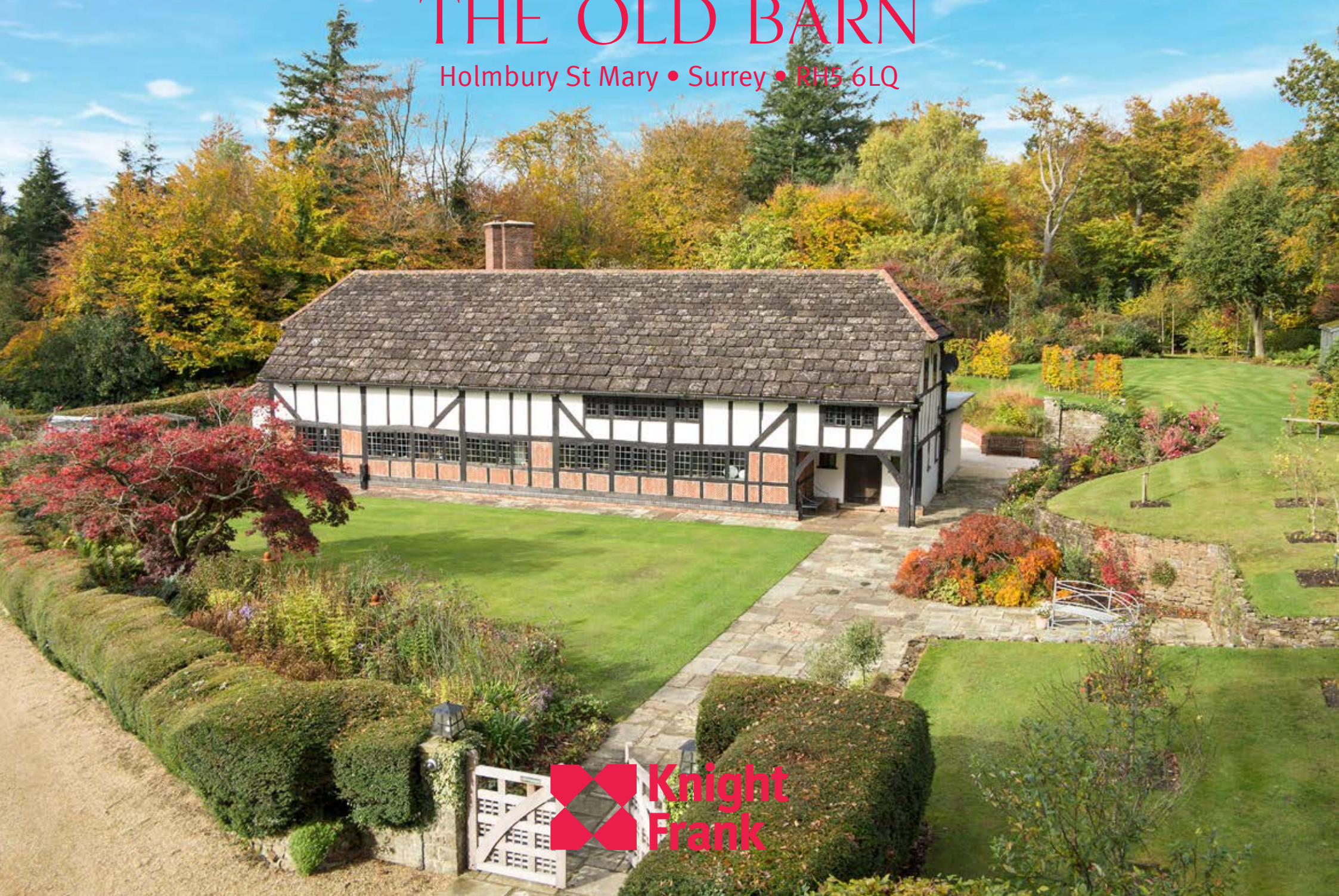


THE OLD BARN

Holmbury St Mary • Surrey • RH5 6LQ



 Knight
Frank

THE OLD BARN

HOLMBURY ST MARY

SURREY • RH5 6LQ

A majestic barn conversion with outstanding views

Accommodation

Entrance hall • Reception room • Dining room • Sitting room/study
Kitchen/breakfast room • Utility room • Cloakroom • Larder

Master bedroom with 'his and her' dressing rooms and
twin bathroom/shower rooms

Guest bedroom with en suite bathroom

Bedroom 3 with en suite shower room

Bedroom 4 with en suite shower room

Detached annexe with bedroom and en suite shower room

Double garage, second utility and sauna room

In all approximately 2 acres



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The Old Barn

Originally constructed in the 16th century, The Old Barn was rebuilt in its present location in 1910 by the owners of nearby Goddards in the Arts & Crafts style as 'a home of rest to which ladies of small means might repair for holiday'. The architect was believed to be Charles Voysey and the reception room was reputedly designed by Edwin Lutyens. For a time, celebrated composer Ralph Vaughan Williams rented the property. The current owners acquired The Old Barn in 2007 and in 2010 commissioned architect Richard Ashby & Associates, who gave The Old Barn a contemporary 21st century look in the style of Le Corbusier. This transformed the barn into an imposing country house. The original features throughout the barn offer dramatic character, whilst still allowing for large open rooms with grand proportions. The current owners have maintained the property well and enhanced it with the contemporary extensions they have added to the original barn, creating ultra-modern features and clean crisp lines, with windows offering views out to the impeccably landscaped gardens and surrounding countryside. The works enhance the original barn and the old and the new blend together seamlessly.

The Old Barn is now the perfect family home offering four en suite bedrooms and, at its centre, a grand living area with a beautiful original fireplace believed to be a Lutyens design.

Outside

Additionally, the property boasts a separate annexe with a large en suite bedroom with double garage and utility room below.

Garden and Grounds

The well designed gardens and grounds are a particular feature of The Old Barn. The mature flower beds blend perfectly with the surrounding environment whilst the greenhouse and vegetable garden add to the lifestyle.

The garden is not complex but actually lots of fun, with secret pockets and several seating areas, designed to take advantage of the natural sunlight and the views on offer. The current owners have created an environment of tranquillity combined with luxury. A true example of a fine country home.



Situation

(All distances and times are approximate)



- Dorking 6 miles
- Abinger 3 miles
- Guildford 11 miles



- Belmont, Holmbury St Mary
- Duke of Kent, Peaslake
- Cranleigh School, Cranleigh
- Charterhouse, Godalming
- St. Catherine's, Bramley
- The Royal Grammar School, Guildford
- Guildford High School, Guildford
- Hurtwood House, Holmbury St Mary
- Glebelands, Cranleigh
- Peaslake Free School, Peaslake



- Dorking 6 miles (London Waterloo from 50 mins)
- Effingham Junction 8 miles (London Waterloo from 40 mins)
- Guildford 11 miles (London Waterloo from 35 mins)
- Gomshall 3 miles (Gatwick and Reading)



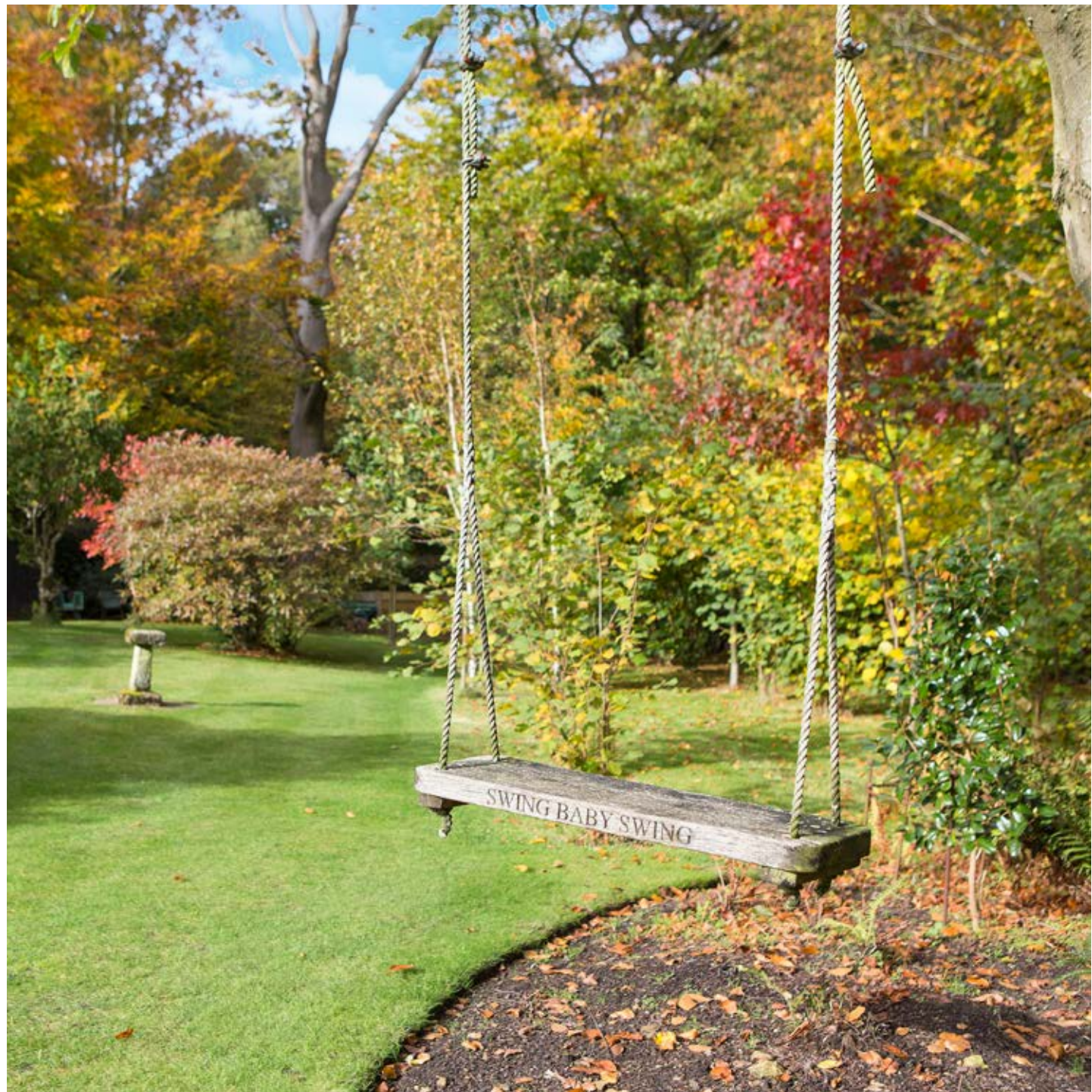
- M25 junction 10: 15 miles



- London Heathrow 25 miles
- London Gatwick 19 miles







Services

We are advised by our clients that the property has mains electricity & water; and air-sourced heat pumps.

Fixtures and Fittings

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

Local Authority

Mole Valley District Council – 01306 885001

Tenure

Freehold

Viewing

Viewing is strictly by appointment only through Knight Frank.

Directions (RH5 6LQ)

From Guildford follow the A25 towards Dorking and at Abinger Hammer turn right onto the B2126 Felday Road signposted to Holmbury St Mary. Follow this road for approximately 2 miles and pass through the village of Holmbury St Mary. As you leave the village turn left into Pasturewood Road and follow this for approximately one mile. At the top of the hill after a sharp right hand bend turn right onto a private drive marked by a black & white sign for The Old Barn. If you reach Belmont School's main entrance you have gone too far. Satnav will take you to a school boarding house - turn left back onto the road and take the first left onto the private drive before the sharp left hand bend.

Village Life

- Abundance of walking, cycling and riding on your doorstep
- The Kings Head public house, Holmbury St. Mary
- The Parrot public house, Forest Green
- The Royal Oak public house, Holmbury St Mary
- The Abinger Hatch, Abinger Common
- Kinghams Restaurant, Shere
- The Parrot farm shop and butcher, Forest Green
- Kingfisher farm shop, Abinger Hammer
- Holmbury Hill, a beautiful area 261 metres above sea level hosting a variety of tracks perfect for cycling, walking and riding.
- Leith Hill, visit the 18th-century Gothic tower, with panoramic views northwards to London and the English Channel to the south. The hill also has the second highest point in the South East of England.
- Pitch Hill, part of The Hurtwood offering the right to roam.
- Box Hill, the north and south facing slopes support an area of chalk downland, noted for its orchids and other rare plant species.



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