

THE FARMHOUSE

A FIVE BEDROOM HOME WITH STABLE BUILDING, Paddock AND TRIPLE GARAGE

The Farmhouse is a Grade II Listed warm red brick property and has been sympathetically converted into a five bedroom home. Retaining much of its age-old charm, it has been carefully extended with the addition of a northwest wing. Exposed brickwork, restored oak beams and rare and unusual features such as an 18th century 'Hand-In-Hand' Fire Mark enhance the rich sense of character and heritage, whilst the high quality specification, design and finish suits a modern lifestyle.

The immediate impression upon entering is one of generously proportioned space and character. The large entrance hall leads to the spacious living room in the newly-built northwest wing, which is particularly stunning with its grand fireplace. French doors open out onto a large terrace that offers panoramic views of the surrounding countryside. The entrance hall, with a separate cloakroom, not only accesses private terraces and the rear garden, but also leads up from a set of stairs to the original farmhouse. A separate hall leads to a study and dining room; beyond that is an open-plan kitchen & breakfast room with a feature fireplace, separate utility room and the family room, with yet another fireplace. The first floor living space offers its own particular charm and character with sloping ceilings and exposed beams.

The master bedroom with en-suite bathroom has its own stairway access. Within the original property the second bedroom has an en-suite and there are three further double bedrooms and a family bathroom.

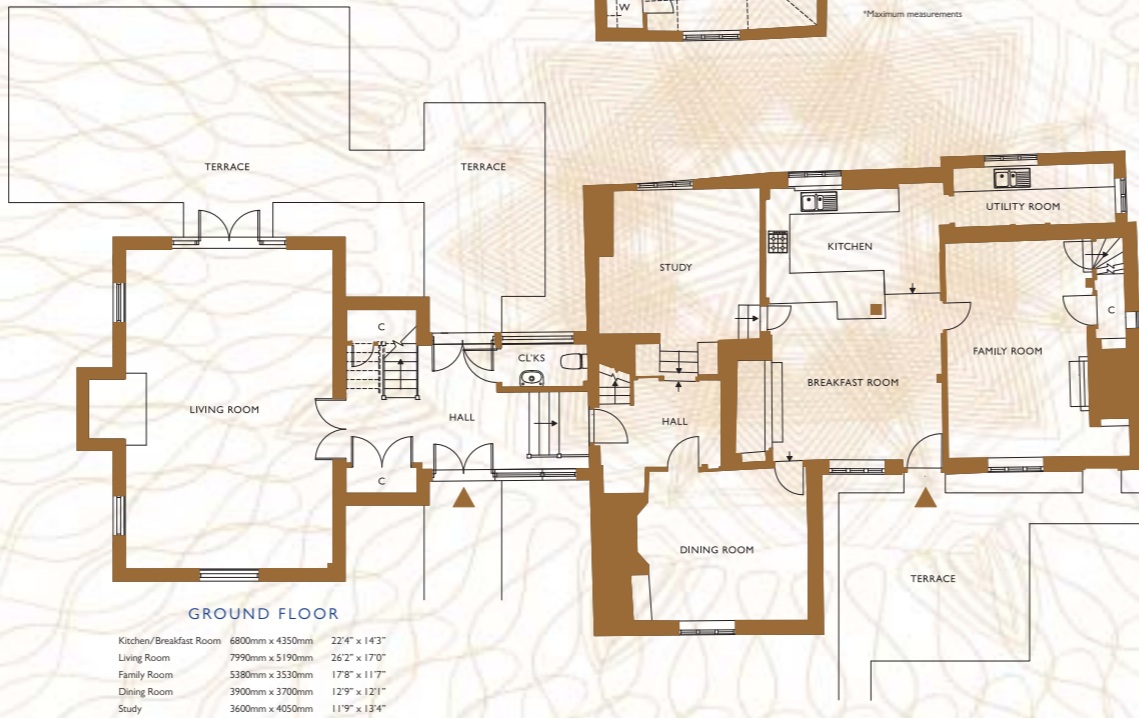
Within the landscaped grounds there is a new triple garage, together with a timber boarded stable-building and direct access to a large paddock.



FIRST FLOOR

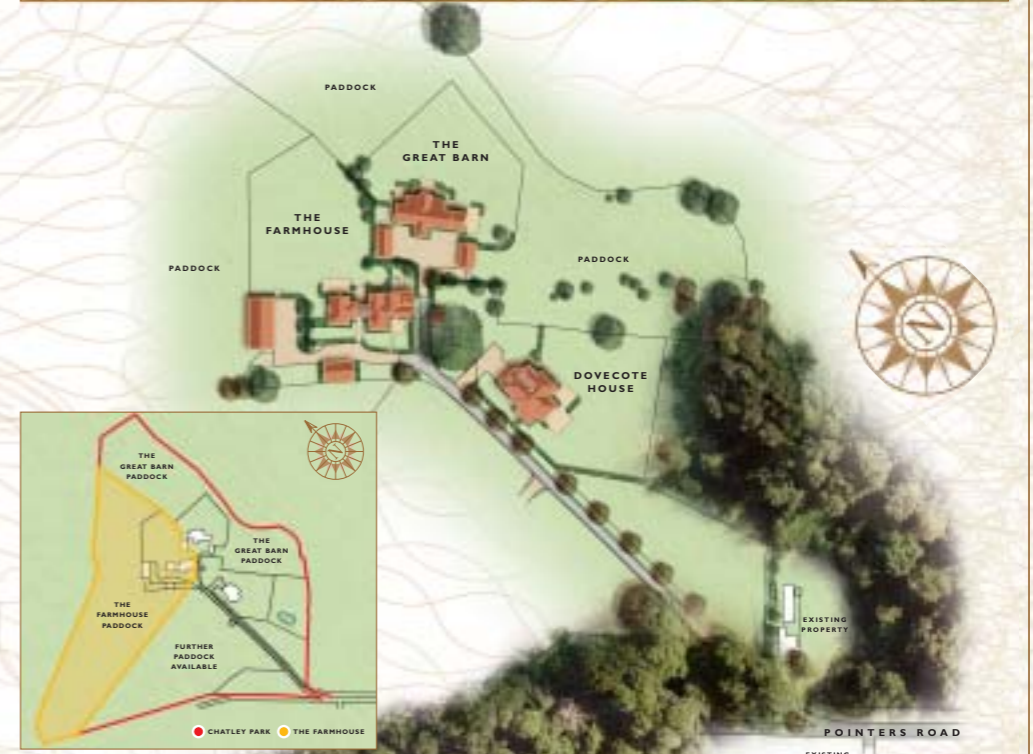
Master Bedroom	5650mm x 5190mm	18'6" x 17'0"
Bedroom 2	3650mm x 4480mm	11'11" x 14'8"
Bedroom 3	3790mm x 4050mm	12'5" x 13'3"
Bedroom 4	2590mm x 4390mm	8'6" x 14'4"
Bedroom 5	3160mm x 3590mm	10'4" x 11'7"

*Maximum measurements

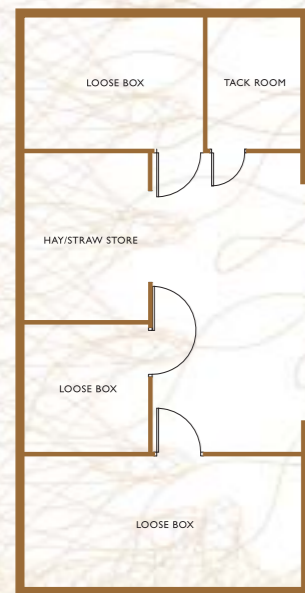


GROUND FLOOR

Kitchen/Breakfast Room	6800mm x 4350mm	22'4" x 14'3"
Living Room	7990mm x 5190mm	26'2" x 17'0"
Family Room	5380mm x 3530mm	17'8" x 11'7"
Dining Room	3900mm x 3700mm	12'9" x 12'1"
Study	3600mm x 4050mm	11'9" x 13'4"



STABLE BUILDING



SPECIFICATION

BESPOKE DESIGNED KITCHEN

- Individually bespoke kitchen with stone worktops
- Brushed steel appliances including oven, hob, extractor hood and microwave oven
- Fully integrated appliances including a fridge, freezer, dishwasher, washing machine and tumble dryer
- Ceramic tiled floor

WINDOWS, GLAZING AND DOORS

- Hermetically sealed double glazing in the new extension
- External doors will be in painted finished timber
- Glazed doors to the new extension are fitted with safety glass
- Internally the property will have oak frame, ledged and braced doors
- Original features, such as the internal doors, have been restored wherever possible

FIREPLACES

- Fireplace fitted with decorative fuel effect fire
- Original fireplaces have been restored wherever possible
- Open brick-lined fireplace in the northwest wing

BATHROOM, EN-SUITES AND CLOAKROOM

- Elegant white sanitaryware with chrome taps
- Thermostatically controlled showers
- Chrome heated towel rails
- Ceramic tiled floors to bathrooms and ensuites

HEATING, ELECTRICAL AND LIGHTING

- Propane gas central heating
- Brushed chrome switch plates in all principal rooms
- Downlighters and low voltage lighting are fitted to principal rooms, kitchen and bathrooms

- Multi-data pre wiring to all principal rooms including audio distribution, TV/FM and two telephone lines
- Under floor heating to the ground floor and northwest wing

PATHWAYS AND TERRACES

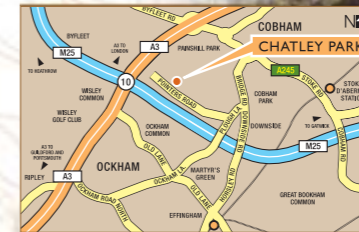
- Pathways and terraced areas have slab pre-cast stone effect paving

SECURITY

- The property is pre wired for a security system and includes smoke detectors and external lighting

LANDSCAPING

- Turfing and landscaping is provided to the immediate front and rear gardens.



From the M25 Junction 10, take the exit to join the A3 heading northbound to London. After approximately 1 mile, take the exit signposted Walton, Esher, Cobham and Weybridge. At Painhill roundabout, take the third exit to Cobham/Leatherhead A245. Continue along the A245 straight over a mini roundabout. At the next roundabout take the 2nd exit to Cobham/Leatherhead. Continue on the A245 for approximately 1/4 mile taking the first right into Downside Bridge Road, opposite the Waitrose supermarket. Continue for approximately 1/3 mile and take the first right into Plough Lane, adjacent to the Plough Public House. Continue down Plough Lane and then take the first right into Pointers Road. The development can be found after approximately 1 mile on the right hand side.

PROJECT:  CHATLEY PARK
OCKHAM · COBHAM · SURREY

DEVELOPER:  LATCHMERE
www.latchmere-properties.co.uk

AUTHORISED:  MARK S ESHELBY

TITLE: **THE FARMHOUSE**

ADDRESS: CHATLEY PARK, POINTERS ROAD, OCKHAM, NR COBHAM, SURREY, KT11 1PJ

SELLING AGENT:  TRENCHARD ARLIDGE
OAKDEN PARADE, COBHAM, SURREY, KT11 2LR
TEL: 01932 864242 FAX: 01932 863441
EMAIL: cobham@trenchard-arlidge.co.uk
WEB: www.trenchard-arlidge.co.uk

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