



Chenies

Green Lane | Outwood | Surrey | RH1 5QP

FINE & COUNTRY

# STEP INSIDE

## Chenies

- A delightful character family home impressively set within a plot of just over 3 acres including a paddock for the equestrian enthusiast
- Constructed in the 1920s with later additions to provide spacious and well proportioned accommodation
- Exquisitely presented and featuring a reception hall with turning staircase and an adjacent cloakroom/wc
- A wonderful, triple aspect sitting room with a fireplace and wood burning stove plus a delightful dining room with pleasant garden views
- Family room/study overlooking the garden and fitted 'country cottage' kitchen breakfast room with a spacious larder
- Four good sized first floor bedrooms plus well appointed en-suite bathroom and family shower room
- Extensive frontage and driveway with ample parking, double garage, double carport and a further gated side driveway
- Useful adjacent garden studio with potential for home office etc
- Mature, well established gardens with south westerly rear aspect, patio and seating areas, enclosed kitchen garden with two greenhouses and three sheds plus an adjacent field/paddock
- Superb Outwood location, well placed for village, National Trust common land, well regarded schools and access to the M25 & M23

A delightful character family home built in the 1920s with subsequent additions, offering a blend of charm and functionality, with exquisitely presented and well-proportioned accommodation.

Impressive features include a reception hall with a turning staircase leading to the first floor landing, a ground floor cloakroom and a useful garden studio that offers potential to create a home office.

There are three excellent rooms, all with pleasant garden views - a stunning triple-aspect sitting room with exposed timbers and a fireplace with wood burning stove, a delightful dining room and a family room/study.

The "country cottage" kitchen breakfast room has a spacious larder and is perfect for informal family meals and overlooks the pretty side patio area and the adjacent garden studio.

Upstairs there are four good-sized bedrooms, an en-suite bathroom and a family shower room.

The property is set on a generous plot of just over 3 acres, great for families and nature lovers. There are mature,

well-established gardens with a south-westerly aspect, varied patio and seating areas for outdoor relaxation and an extensive enclosed kitchen garden with two greenhouses and three sheds.

The paddock will be an attraction for equestrian enthusiasts or those wanting space for sheep or other animals.

There is an extensive driveway with ample parking plus a double garage and double carport as well as an additional side driveway.

Situated in a superb Outwood location, well placed for village, National Trust common land for nature walks and well-regarded schools - ideal for families with children.

The M25 & M23 provide access to the wider motorway network, Gatwick & Heathrow Airports and to London and the south coast.

This a superb opportunity to purchase a delightful and spacious family home with plenty of character and practical features. The combination of a charming house, beautiful gardens with a paddock, and a convenient location makes it a very desirable property.











# STEP OUTSIDE

## Chenies

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### LOCATION

Outwood is a village in the Surrey Weald. It is home to Outwood Mill, a Grade I listed post mill built in 1665. Outwood is also home to three pubs, a "1st class" popular butchers shop and the area offers numerous countryside walking opportunities. There are several miles of public, National Trust footpaths and bridleways as well as Outwood Common. Paths cross open common, woodland and fields providing changing backdrops through the passing of the season to include a wonderful display of springtime bluebells. Large parts of the countryside locally are part of the National Trust Harewoods estate. The nearest railway stations are Salfords, Redhill & Horley.

Reigate, Oxted, East Grinstead and other surrounding towns & traditional villages are located within and around glorious countryside including the Surrey Hills, an Area of Outstanding Natural Beauty (AONB), the neighbouring Areas of Great Landscape Value (AGLV) and the High Weald Area of Outstanding Natural Beauty (AONB). The whole area is a premium property hotspot located conveniently to the south of London benefitting from excellent commuter services. And many highly regarded private and state schools

Salfords Station	1.7 miles
Redhill Station	4.5 miles
Horley Station	4.5 miles

All distances and timings are approximate.

Council Tax: Band G  
EPC Rating: Band F

### SERVICES

Mains Electricity  
Mains Water - metered supply  
Private Drainage - consult your legal adviser for advice  
Heating: Oil  
Heating: Radiators/Wood Burner  
Water Heating: Oil

Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

The property has been subject to extension and/or alteration. Please speak to the agent for more information.

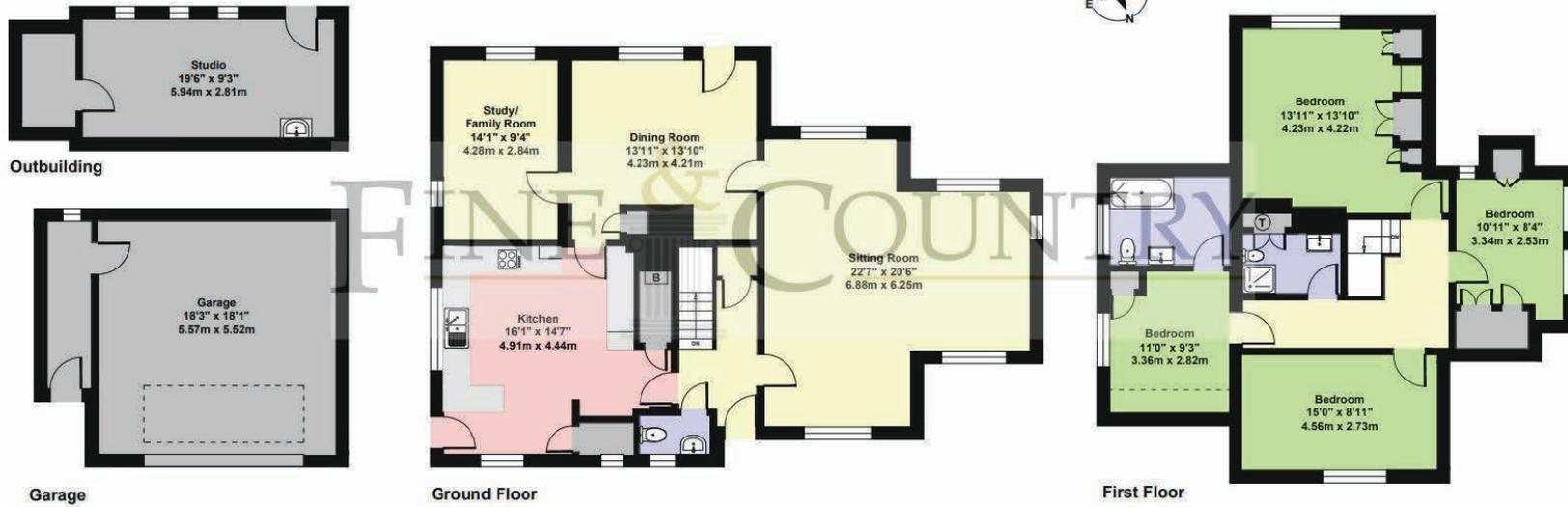
### VIEWINGS

By appointment only with Fine & Country Reigate & East Grinstead. Please enquire and quote ARA230098



## Chenies, Green Lane, Outwood, RH1 5QP

Approximate Gross Internal Area  
2519 sq ft - 234 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. SAMATADAN LTD. Registered in England & Wales. Company No: 13965687. Registered Office Address: Chancery House, 3 Hatchlands Road, RH1 6AA. Trading As: Fine & Country Reigate and East Grinstead. Printed 25.05.2024





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