



# THE COACH HOUSE

Shiremark, Horsham Road, Capel, Dorking, Surrey RH5 5JP

Batcheller  
Monkhouse



# THE COACH HOUSE

**A character 4 bedroom detached coach house conversion, set back from the road with an adaptable range of buildings and about 10 acres.**

- Wide entrance hall
- Farmhouse style kitchen/ breakfast room
- Dining room
- Sitting room
- Master bedroom en-suite
- 3 further bedrooms
- Family bathroom
- Own driveway and parking sweep
- Traditional workshop
- Useful range of general purpose farm buildings
- Attractive pasture and woodland
- About 10 acres



## AMENITIES

The Coach House stands in an extremely convenient location immediately south of the West Sussex/Surrey border. It is set back from the A24 between the towns of Dorking, about 6 miles to the north, and Horsham, about 4 miles to the south. Both towns provide a wide range of shopping and other amenities and mainline rail services to London (Victoria and London Bridge). There is also a station at Ockley, about 2 miles to the north. The A24 provides excellent road access northwards to the M25 and the property is conveniently located for Gatwick Airport.

## DESCRIPTION

The property is approached via a short section of shared drive which sweeps around to double gates opening to the property's own drive, leading to a parking sweep. The Coach House has been converted by the current owners to provide a property with considerable character. It has mellow brick and weatherboard elevations under a clay tiled roof with attractive traditional dormers. It benefits from double glazed wooden window units and internal latched doors.

There is an entrance hall, kitchen/breakfast room, utility, shower room, dining room, sitting room and master bedroom with en-suite on the ground floor and 3 further bedrooms on the first floor with family bathroom and a balustraded landing.

## OUTSIDE

Either side of the entrance drive are attractive lawned areas bordered by mature hedging and to the rear of the property is a private paved patio area bordered by mature shrubs and hedging.

## THE BUILDINGS

The buildings lie in a compact block and include:

Traditional workshop with brick and timber elevations under a tiled roof and timber lined internally. Lean-to open front pole barn (2 bays of which are subject to being dismantled as a condition of the original planning consent). (Outbuildings 3 on floor plan).

Steel framed open fronted 4-bay implement barn with concrete block walling. (Outbuilding 2 on the floor plan).







Open fronted and sided lean-to store (subject to being dismantled as a condition of the original planning consent for The Coach House). (Not shown on floor plan).

3-bay steel framed barn, 2 open fronted bays and one enclosed bay. Adjoining open fronted 3-bay pole barn. (Outbuilding 1 on floor plan).

## THE LAND

The land lies in a compact block with an easterly aspect and comprises a permanent pasture field leading to a most attractive oak parkland area with a parcel of indigenous woodland, known as North Wood, beyond through which there is a stream running.

In all, the property extends to about 10 acres.

## DIRECTIONS

From Dorking proceed southwards on the A24 towards Horsham. At a roundabout at the southern end of the Capel by-pass dual carriageway, take the third exit, continuing on the A24 towards Horsham. After about 1½ miles and shortly beyond a humped back bridge, turn left into the main Shiremark entrance and then bear immediately left into the private drive bordered by lawned areas which leads to The Coach House.

## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council, Park House, North Street, Horsham, West Sussex RH12 1RL.  
Telephone 01403 215100. [www.horsham.gov.uk](http://www.horsham.gov.uk)

**Services: (not checked or tested)** Mains water and electricity, private drainage and oil-fired heating.

### Links:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold.

A1426/RMP/28.08.2014

**GUIDE PRICE £965,000**

## VIEWINGS

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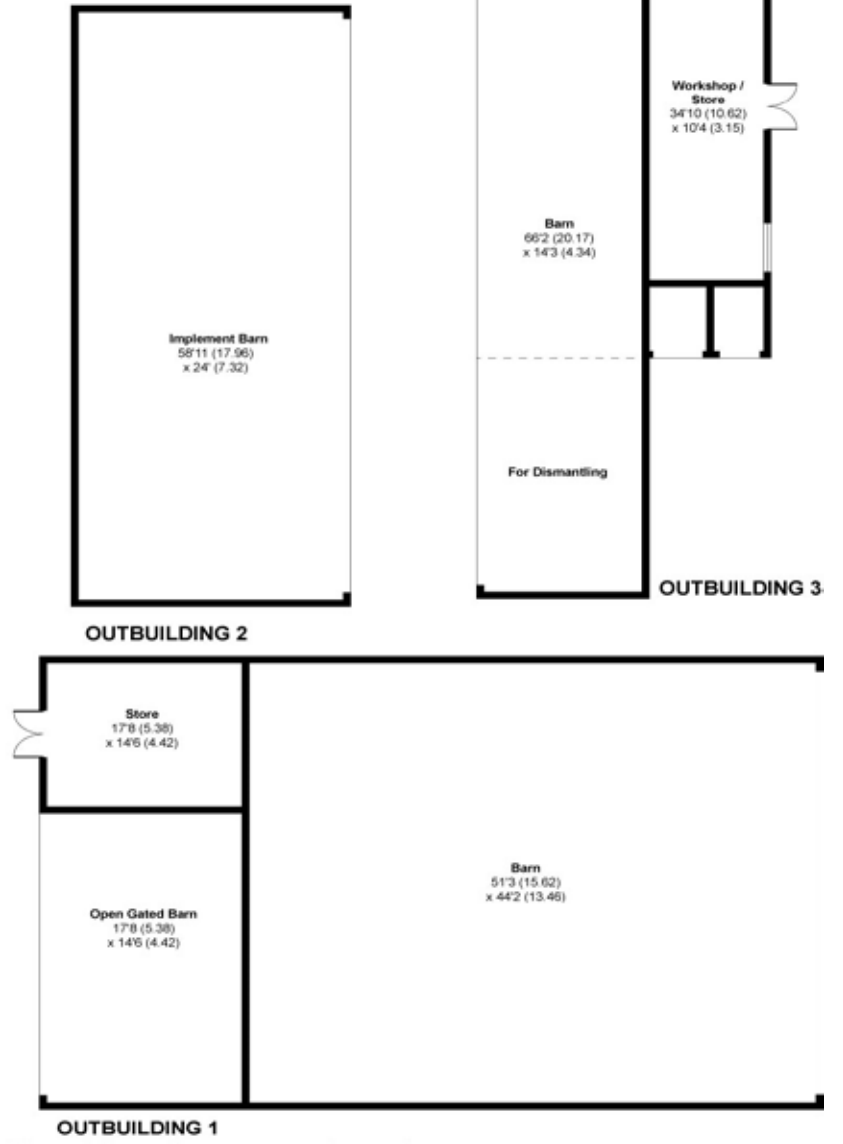
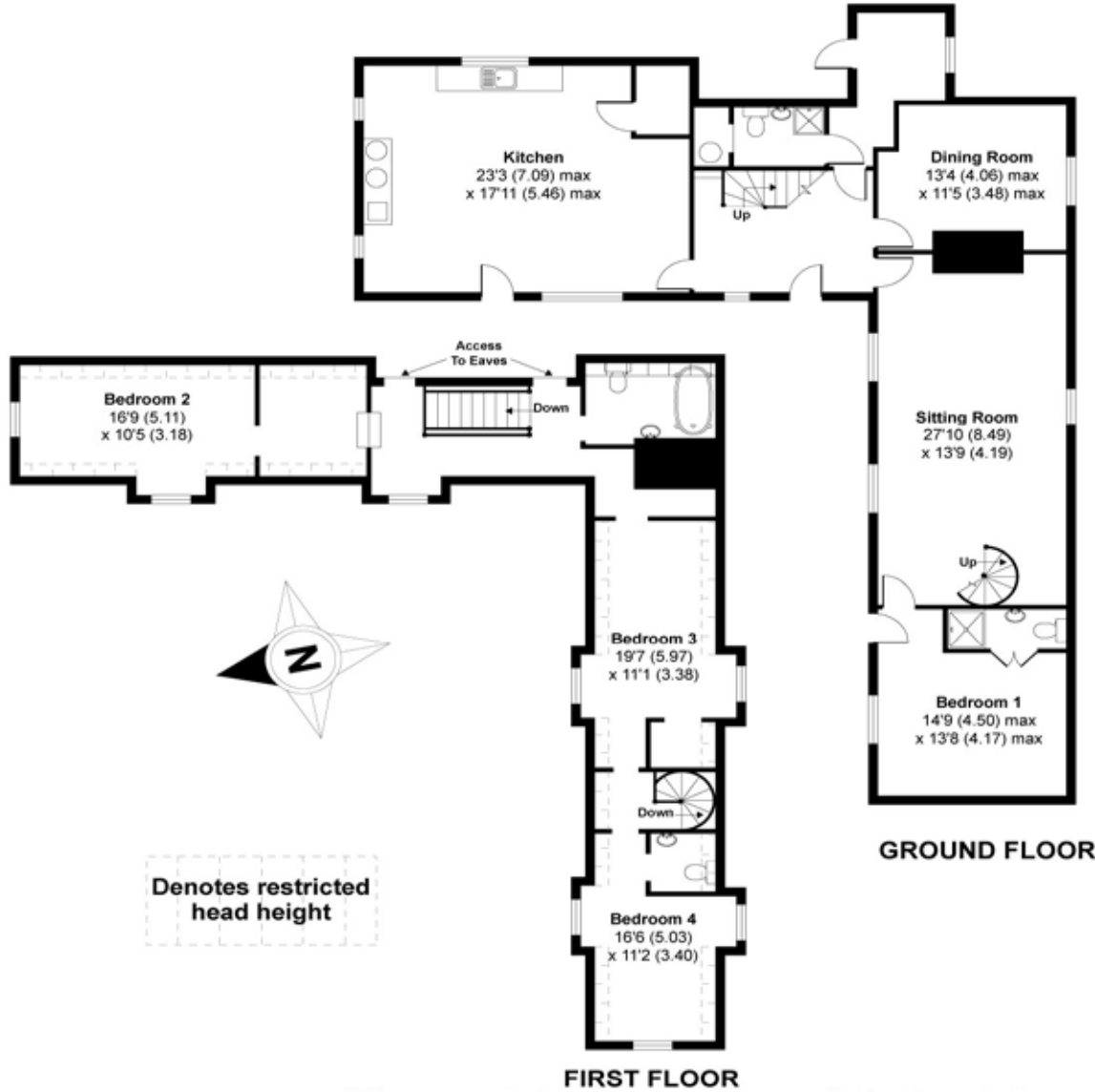
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# The Coach House, Shiremark, Horsham Road, Capel

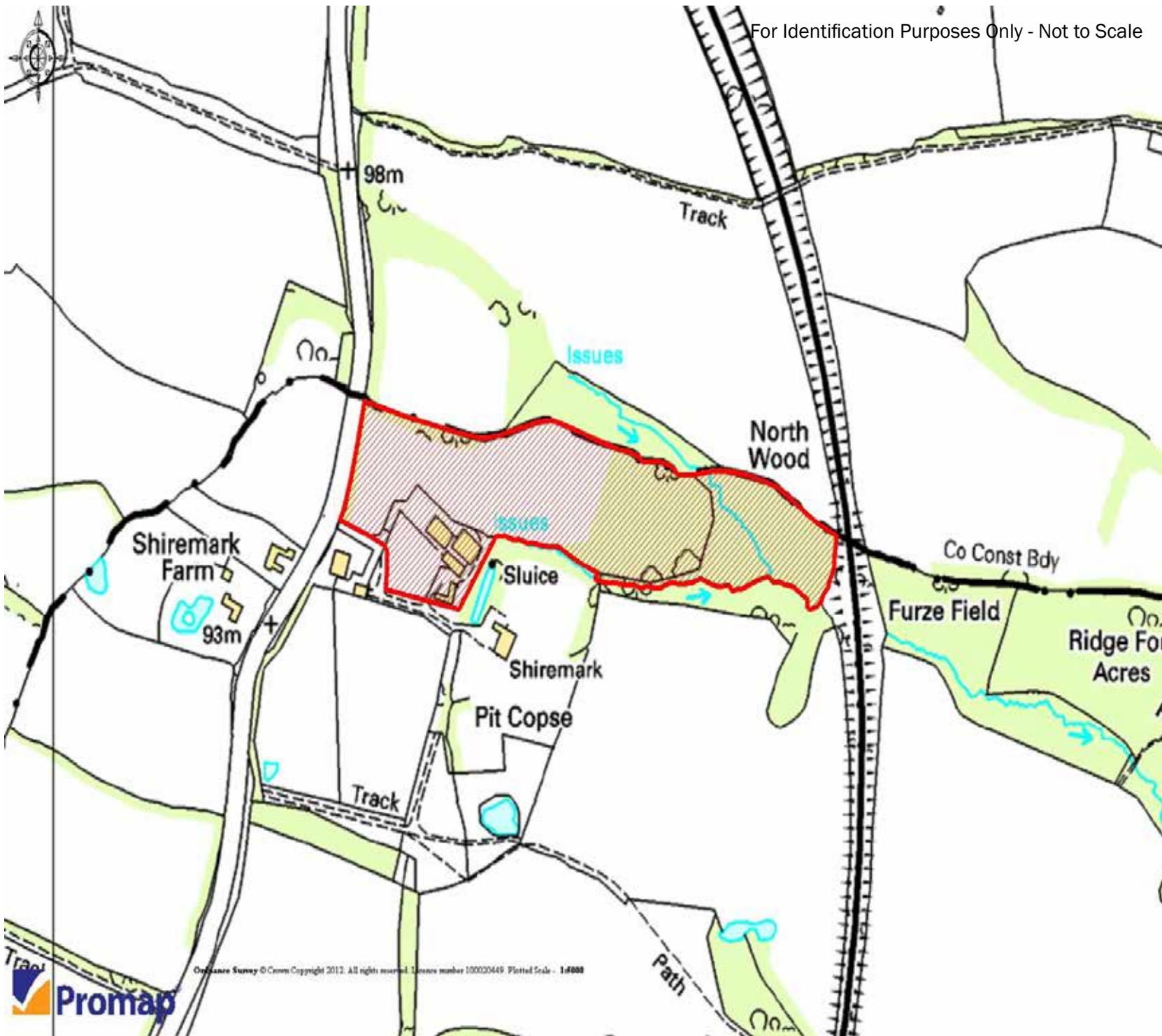
APPROX. GROSS INTERNAL FLOOR AREA 2132 SQ FT 198 SQ METRES  
(EXCLUDES OUTBUILDING & RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Identification Purposes Only - Not to Scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (95-100)                                    | A |                         | 82        |
| (81-94)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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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;
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