



# Chapel Barn

Chapel Hill, Dunsfold



## A splendid barn conversion, set in 6.9 acres, in a magnificent scenic position surrounded by rolling countryside

A highly attractive barn conversion, set in extensive grounds on the edge of the popular village of Dunsfold. The property displays character features along with light and airy living space, which makes the most of the picturesque views across the grounds and towards the beautiful rolling countryside beyond.



**1 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**OFF STREET PARKING**



**6.9 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**1,249 SQ FT**



**GUIDE PRICE  
£1,400,000**



### The property

Chapel Barn is a beautifully-presented three-bedroom barn conversion, with exposed original timber beams combined with attractive modern décor and fittings to create a splendid family home. Arranged across a single accessible level with underfloor heating throughout, the property offers three bedrooms and views across the far-reaching grounds. The main living and entertaining area is the open-plan sitting area and kitchen. This social space has wooden flooring, a vaulted ceiling with exposed timbers and skylights, and full-height windows along its south-facing aspect, affording views across the grounds. French doors open onto the covered seating area, creating a connection to the outside space and making it ideal for entertaining. The kitchen itself is fitted with modern shaker-style units, a butler sink and a range cooker, as well as integrated appliances, while the room provides space for both a seating area and a family dining table.

suite bathroom with floor-to-ceiling tiling and an over-bath shower. The principal bedroom also has a full-height window and a door opening onto the terrace area and welcoming plenty of natural light. One further bedroom benefits from an en suite shower room, while there is also a further family shower room. All three bedrooms are well-appointed, while both the bathroom and shower rooms have stylish modern suites and fittings.

There are three double bedrooms, two of which are en suite. These include the principal bedroom, with its en





## Outside

The property is set back from the road along a gravel driveway, which provides access through a five-bar wooden gate to the parking area, where there is plenty of parking space both to the front and side of the property. A gate leads from the drive to the rear garden and terrace area, which is a sun trap with an open south-facing aspect and is partly shaded by a wooden pergola. Beyond the patio there is a large area of lawn, with fencing separating the lawn from the wide open fields and meadows, which provide ideal grazing for livestock or horses. Outbuildings include the substantial field shelter and the garden store, while the grounds also include peaceful meadows and wooded areas, with open countryside beyond. In all the grounds extend to 6.9 acres.

## Location

The property is situated on the edge of the scenic village of Dunsfold, a popular village with a 13th Century church, traditional village public house and cricket ground. For everyday needs, there is a village shop and Post Office, whilst more comprehensive

facilities can be found in Cranleigh and Godalming, about five and seven miles away respectively. The historic town of Guildford is about 11 miles away to the north and offers extensive shopping, cultural and recreational facilities including the Surrey Sports Park, The Spectrum Leisure Centre, G Live and the Yvonne Arnaud Theatre, as well as wide range of restaurants and shops. The miles of beautiful surrounding countryside lends itself perfectly to walking, running cycling and riding. With around 100 acres of National Trust Woodland just over 4 miles away including the renowned Winkworth Arboretum, the outdoor enthusiast will be spoilt for choice. Several golf courses are also nearby.



## Distances

- Cranleigh 4.7 miles
- Godalming 6.7 miles
- Haslemere 8.5 miles
- Guildford 10.4 miles
- Horsham 13.3 miles

## Nearby Stations

- Godalming
- Milford

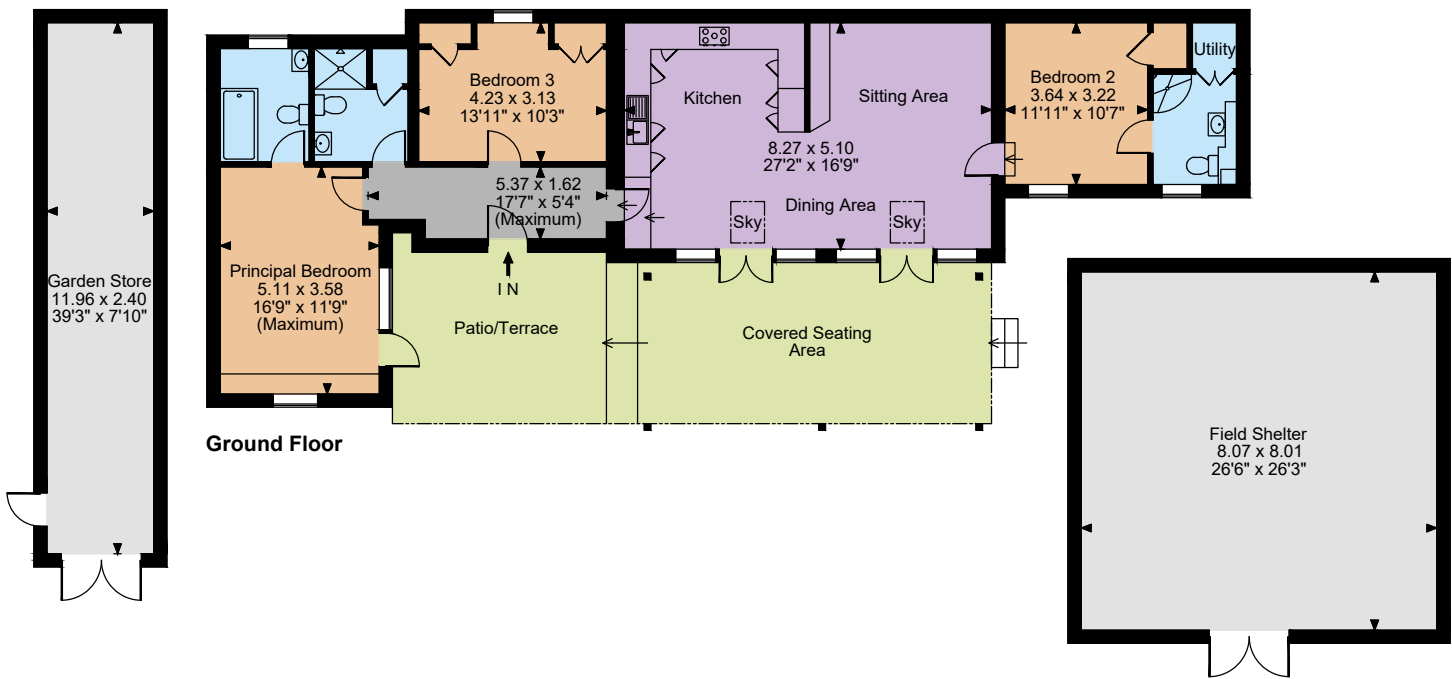
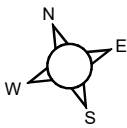
## Key Locations

- Winkworth Arboretum
- Hatchlands Park
- Polesden Lacey
- Petworth House and Park
- Weald and Downland Living Museum

## Nearby Schools

- Cranleigh C of E Primary School
- St. Mary's Primary School in Chiddingfold
- Plaistow and Kirdford Primary School
- Cranleigh
- Charterhouse
- St. Catherine's Royal Grammar School
- Guildford High School





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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**Floorplans**

Main House internal area 1,249 sq ft (116 sq m)  
Garden Store and Barn internal area 1,005 sq ft (93 sq m)  
Total internal area 2,254 sq ft (209 sq m)  
For identification purposes only.

**Directions**

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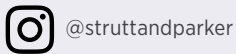
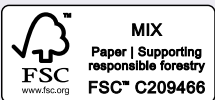
**General**

**Local Authority:** Waverley Borough Council.  
Tel: 01483 523333  
**Services:** Mains water, LPG gas, electricity and private drainage (compliant with current regulations).  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band F  
**EPC Rating:** E

**Guildford**  
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