Caterfield Lane, Staffhurst Wood, RH8 0RR
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Undoubtedly a rare and wonderful opportunity to acquire a three bedroom converted chapel backing onto open farmland and set amongst the Bluebells in Staffhurst Wood. Beautifully refurbished with a smart contemporary design but encompassing many original features of this Victorian church.

KEY PROPERTY FACTS
- Three bedrooms plus a study/fourth bedroom
- Detached converted chapel
- Separate home office/Sunroom
- Original Bell tower in working order
- Beautiful living room with vaulted ceilings
- High quality kitchen with underfloor heating
- A short drive to Hurst Green Mainline station
- Stuning rural location
- Living Space 1536 sq ft
- Completely rewired and replumbed

LOCATION
Staffhurst Wood covers 50 hectares with 38 of those being a Local Nature Reserve. It is owned by Surrey County Council and managed by the Surrey Wildlife Trust. This Ancient Woodland has remained continuously wooded since Saxon times. In addition to the fine trees found here, Staffhurst also contains a beautiful woodland pond. In spring the woodland floor is awash with stunning displays of bluebells. Located very close to the entrance to these woods is St Silvans House, a former chapel for this rural parish. Despite the rural feel to this property, the Royal Oak pub is just a few minutes walk and it is only 2 miles from the mainline station of Hurst Green and three miles from the small and friendly town of Oxted. The town has a choice of supermarkets including Waitrose and Morrisons, along with Leisure facilities, a cinema and a range of pubs and restaurants. Junction 6 of the M25 at Godstone is 3 miles distant and provides access to Gatwick and Heathrow airports.

DESCRIPTION
A rather impressive vestibule is the first welcoming feature, together with the large solid oak church door and the door bell that sounds the church bell, this property is likely will leave a lasting impression. This grand entrance leads straight into the dramatic living room with vaulted ceilings, exposed brick and highly polished original wooden flooring. With windows on three sides there is plenty of light streaming through ensuring maximum impact. A homely wood burning stove with exposed flue gives the room a modern twist whilst the large radiators have ornate covers, in keeping with the vintage feel. A cleverly designed mezzanine with glass frontage sits invisibly to one end with care taken not to upstage the room. An area to relax and take in, not only to view the living area but also St Silvans church bell and tower. One can access the ‘door bell’ from here and with lighting installed, it boasts its presence for the enjoyment of visitors and parishioners alike.

The equally impressive kitchen/dining room has a vaulted ceiling and two separate mezzanine areas, one accessing the two upstairs bedrooms, the other providing a quirky sitting/reading area overlooking the dining room. The kitchen boasts a bespoke range of wall and base units with a butler style sink set below the large, original feature window to the front, with a useful deep window sill. There is a range style cooker with 2 ovens, a grill, a warming tray, a ceramic hob and extractor over. There is an integrated dishwasher and washing machine, wine fridge and space for an American style fridge/freezer. The breakfast bar provides a useful seating area. The kitchen has under floor heating and a door to access the front driveway. The dining area has the original wood block flooring and a quirky staircase to the mezzanine area. There is space for a dining table and access to an inner hallway leading to the remaining accommodation. The study/family room or occasional bedroom is set off the kitchen with arguably some of the best views in the house. Overlooking the farmland to the rear, hours can be wasted whilst watching the friendly herd grazing.

The inner hallway has original wood block flooring and a door to the family bathroom and master suite. The bedroom has fitted sliding wardrobes and 2 original leaded light windows with views to the side and front of the property. The ensuite has a walk in shower with a rain shower head, the w.c. and wash hand basin are set in a vanity unit and an attractive coil heated towel rail. The window to the rear gives views to the fields beyond. The family bathroom comprises a bath with rain shower head over and a hand held shower. The wash hand basin and w.c. are set in a vanity unit, there is a heated towel rail and access to the boarded loft with a loft ladder. The inner hallway has a half spiral staircase leading up to the first floor gallery landing. A glass frontage allows for an uninterrupted view over the kitchen and dining room. Bedroom two and three are set off this unusual feature. The larger of the two bedrooms is a double with a built in storage unit. Bedroom two is a short drive to Hurst Green Mainline station

OUTSIDE
On a plot amidst rural farmland, Staffhurst Wood and country lanes, the old Chapel is surrounded by some elegant trees. Fenced on three sides, and a driveway with space for several cars. Although not a conventional front and rear lawn, this home does have grassy areas on all sides capturing the best of the sunny bits throughout the day. A separate home office offers the warmth and comfort of underfloor heating, solid oak flooring, power and even a toilet and w.c. are set off this unusual feature. The larger of the two bedrooms is a double with a built in storage cupboard and access to another boarded loft. The second room is an unconventional single with a Velux window boasting views to the skies.

THE BEST BITS...
A very attractive converted chapel with original features and modern twists. Conveniently located near a mainline station yet far enough away from the hustle and bustle of modern day living to enjoy the rural English country side on your doorstep.

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TOTAL APPROX. FLOOR AREA 1556 SQ.FT. (143.7 SQ.M.)

Measurements and location of rooms, windows, doors etc. is approximate and should not be relied upon as a statement of fact.

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