

ROUNDWOOD HALL



NORWOOD HILL, SURREY





Roundwood Hall

Norwood Hill, Surrey

A superbly-appointed, substantial 1930's country house set within about 6.75 acres of gardens and woodland with tennis court

Summary of accommodation

Ground Floor: - Reception Hall, Cloakroom, Drawing Room, Dining Room, Family Room, Dining /Living Room, Kitchen/Breakfast Room, Utility Room, Study.

First Floor: - Master Bedroom with Dressing Room and En-Suite Bathroom, Two Further Bedrooms with En-Suite Bathrooms

Second Floor: – Three Further Bedrooms, Family Bathroom

Detached Outbuilding: used as a self contained annexe/studio with Kitchen/Living Room/Bedroom, Bathroom and Cloakroom

Outside: Private Driveway, Extensive Gardens and Private Woodland, Hard Tennis Court, Double Garage and Store, Extensive Parking Areas , In All About 6.75 Acres

Leigh Village 3.5 miles – Reigate 4 miles – Redhill mainline Station (Victoria 30 mins) 4.5 Miles
Gatwick Airport 5.7miles - London 31 miles



Beyond your expectations

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Description

Roundwood Hall is an impressive and beautifully presented country house believed to originally date from the 1930's, once owned by Donald Campbell CBE and his family in the 1960's, famous for the Bluebird record breaking cars and boats. This superb home, which has over recent years been extended and the subject of many quality improvements, offers some superb features including a magnificent Clive Christian Kitchen/Breakfast room which opens up to the outstanding dual aspect living room/ dining room with vaulted ceiling which enjoys a delightful view across the garden. The triple aspect drawing room is also a fine feature of this delightful property equally having a vaulted beamed ceiling and an open fireplace. On the first floor, the master bedroom features a luxurious marble bathroom and dressing room with two private balconies enjoying lovely views across the garden. Outside the property is approached along a private driveway to the front of the house which leads to the double garage and outbuilding/ annexe. The house is set centrally within its delightful gardens and grounds with a large expanse of private woodland, with fenced hard tennis court, offering a high degree of privacy. The formal gardens are mainly laid to extensive lawns with an area of terrace to the rear of the house ideal for outside entertaining. In all the gardens and woodland extend to about 6.75 acres.

Situation

Roundwood Hall is set in a rural location south of Reigate conveniently located for both Dorking and Reigate both offering a comprehensive range of shopping, social,



recreational and educational amenities. The M25 is accessed at either Junction 8 (Reigate) or Junction 9 (Leatherhead). There are excellent railway services from Dorking, Reigate, Redhill and Gatwick Airport (Gatwick Express). The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiast. For golfers nearby courses include Reigate Hill and Reigate Heath.

Directions

From Dorking take the A25 east towards Reigate and take the right hand turning for Brockham. Proceed through the village of Brockham, continuing through Strood Green, over the Gadbrook Crossroads and take the next left into Bunce Common Road. Follow this road through the village of Leigh and down to The Fox Revived pub in Norwood Hill, turn left opposite this pub into Collendean Lane. At the T junction turn left and after a short distance, the entrance to the driveway that leads to the property will be found on the right hand side.

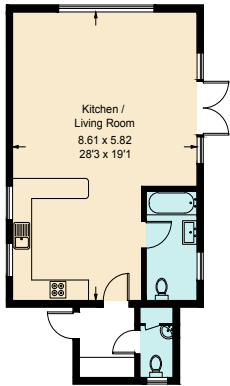
Postal address: Roundwood Hall, Horsehill, Horley, Surrey RH6 0HS

Tenure: Freehold

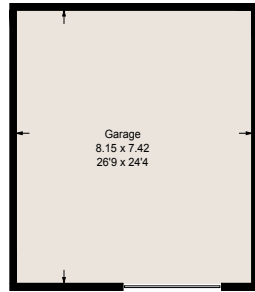
District Authority: Reigate and Banstead Borough Council

Viewings: All viewings are strictly by appointment with Hamptons International 01306 885466





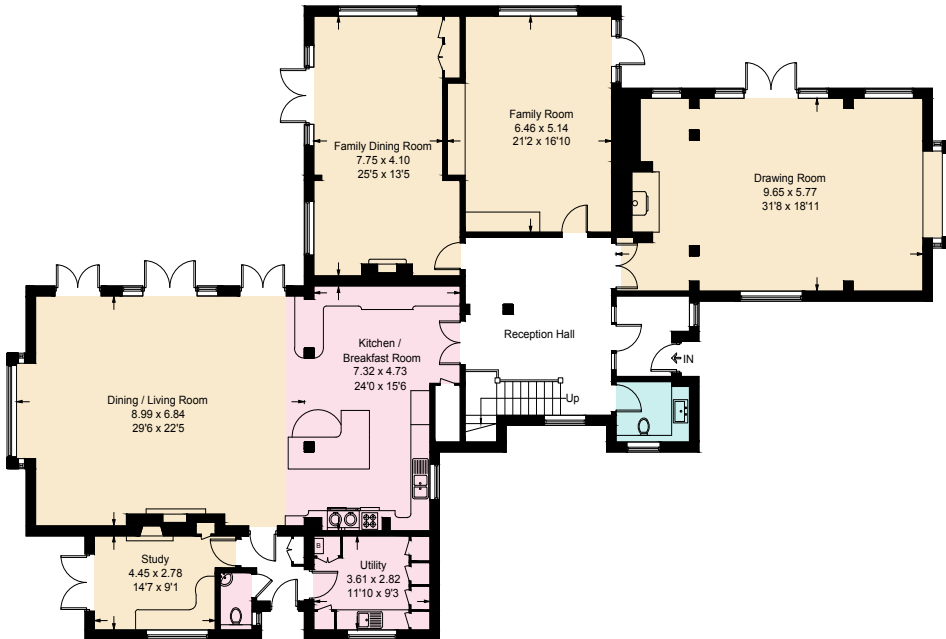
Annexe - Ground Floor



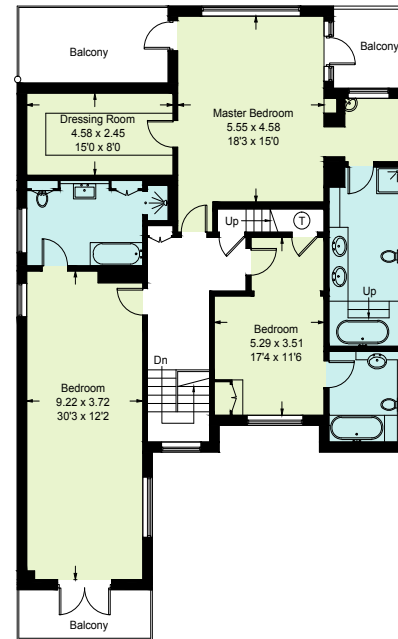
(Not Shown In Actual Location / Orientation)
Garage

Approximate Gross Internal Area = 503 sq m / 5414 sq ft
 Garage = 60.3 sq m / 649 sq ft
 Annexe Ground Floor = 56.7 sq m / 610 sq ft
 Total = 620 sq m / 6673 sq ft

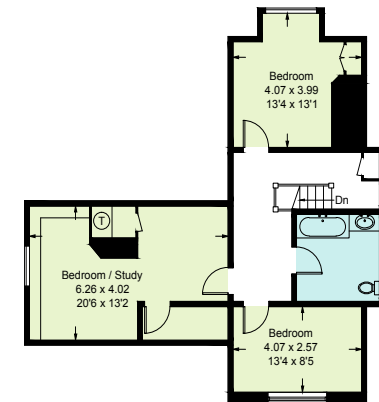
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		54
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

