



Parsonage Farm

Vicarage Lane, Capel, Dorking, Surrey, RH5 5LN

Batcheller
Monkhouse

Our Corner of England

PARSONAGE FARM

A rare opportunity to purchase an equestrian property including house, paddocks, stabling, manège, outbuildings, double open garage and development potential (subject to planning permission). In total approximately 14.83 acres. Available as a whole or the house with double garage and a paddock (5.99 acres).

The House

- 4 Bedroom Farmhouse
- Double Garage
- Gardens
- Paddock
- Total 5.99 Acres

The Whole

- Stabling
- Manège
- Outbuildings
- Development Potential
- Total 14.83 Acres



DESCRIPTION

A 4 bedroom detached house with planning for two storey extension and lovely south facing garden. Within walking distance of Capel the property is set back from Vicarage Lane and approached via a private driveway with automatic gate.

- Stairs to **Porch** with light and door to **Entrance Hall** With understairs cupboard and radiator.
- **Utility Room** With W/C, storage, work surface, sink with mixer tap, boiler (Worcester) and water tank.
- **Dining Room** With bifold glazed doors to garden.
- **Sitting Room** With log burner, two radiators, window to side and front, french doors to garden.
- **Kitchen/Breakfast Room** With breakfast bar, base mounted units, work surface, sink with mixer tap, part tiles splashback, windows to side and rear, french doors to garden and door to **Side Porch** With light, windows and opening onto the garden.
- **Study** With windows to front and side, radiator.
- **First Floor Landing** With airing cupboard, radiator and windows to front.
- **Bedroom 1** With windows to side and rear, radiator, double store cupboard, and door to **En-Suite Shower** With white suite comprising W/C, wash basin, shower, jacuzzi bath, tiled walls, towel radiator and windows to side/front.
- **Bedroom 2** With windows to front, rear and sides, two radiators.
- **Bedroom 3** With window to rear and radiator.
- **Bedroom 4** With window to rear, radiator and single store cupboard.
- **Family Bathroom** With white suite comprising W/C, wash hand basin, shower unit, roll top bath, tiled walls, radiator and window to front.

OUTSIDE

Double Garage with **Studio** and shower above. A gravelled driveway in front of the house, mature gardens and views of the land to the south. **Garden Shed, Summer House and Tree House.**

A versatile **Yard** with stabling and various outbuildings offering development potential (STPP). These include a large brick built **Garage/Workshop, Storage Units and Open Barns**. The equestrian facilities consist 9 **Loose Boxes, Feed and Tack Room**, covered hardstanding and a 40m x 20m **Manège** (with flood lighting and rubber surface). The land is divided into useful field sizes, benefits from recent drainage work, fencing and has water connected. The land extends in all to approximately 14.83 acres.

PLANNING

Permission has been granted for the erection of a two-storey front extension, reference MO/2022/2086

AMENITIES

Local: Capel is a village in southern Surrey with a parish church, pub (The Crown) and local shops.





Towns and Cities: Roughly 6 miles south of Dorking and only about 3 miles from the Sussex border.

Transport: Near the A24 road, and Ockley railway station serves the area.

Schools: Several are located nearby including Scott-Broadwood C of E infant school in Capel, The Weald C of E primary school in Beare Green and the Ashcombe school (secondary) is in Dorking.

Leisure: A variety of leisure activities including cycling, walking and running. There are a number of nearby footpaths and bridleways.

DIRECTIONS

Heading north on The Street in Capel Village, turn right opposite the church (passing the Murco Garage) into Vicarage Lane. After about 0.2 miles turn right onto a private driveway and proceed towards the automatic gates.

What3words: ///dull.seats.nearly House ///slams.costs.garage Turning **from Lane**

ADDITIONAL INFORMATION

Local Authority: Mole Valley District Council, Pippbrook, Dorking, Surrey, RH4 1SJ. Telephone: 01306 885001 Website: www.molevalley.gov.uk

Services (not checked or tested): Mains water, electricity and drainage. Gas fired central heating.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. A footpath follows the western and southern boundaries with little impact on the use and enjoyment of the property.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure and Possession: Freehold. Land Registry title number: SY722964.

EPC: Rating C

Council Tax: Band E



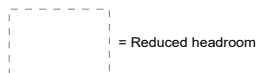
THE HOUSE GUIDE PRICE £1,200,000
THE WHOLE GUIDE PRICE £1,500,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

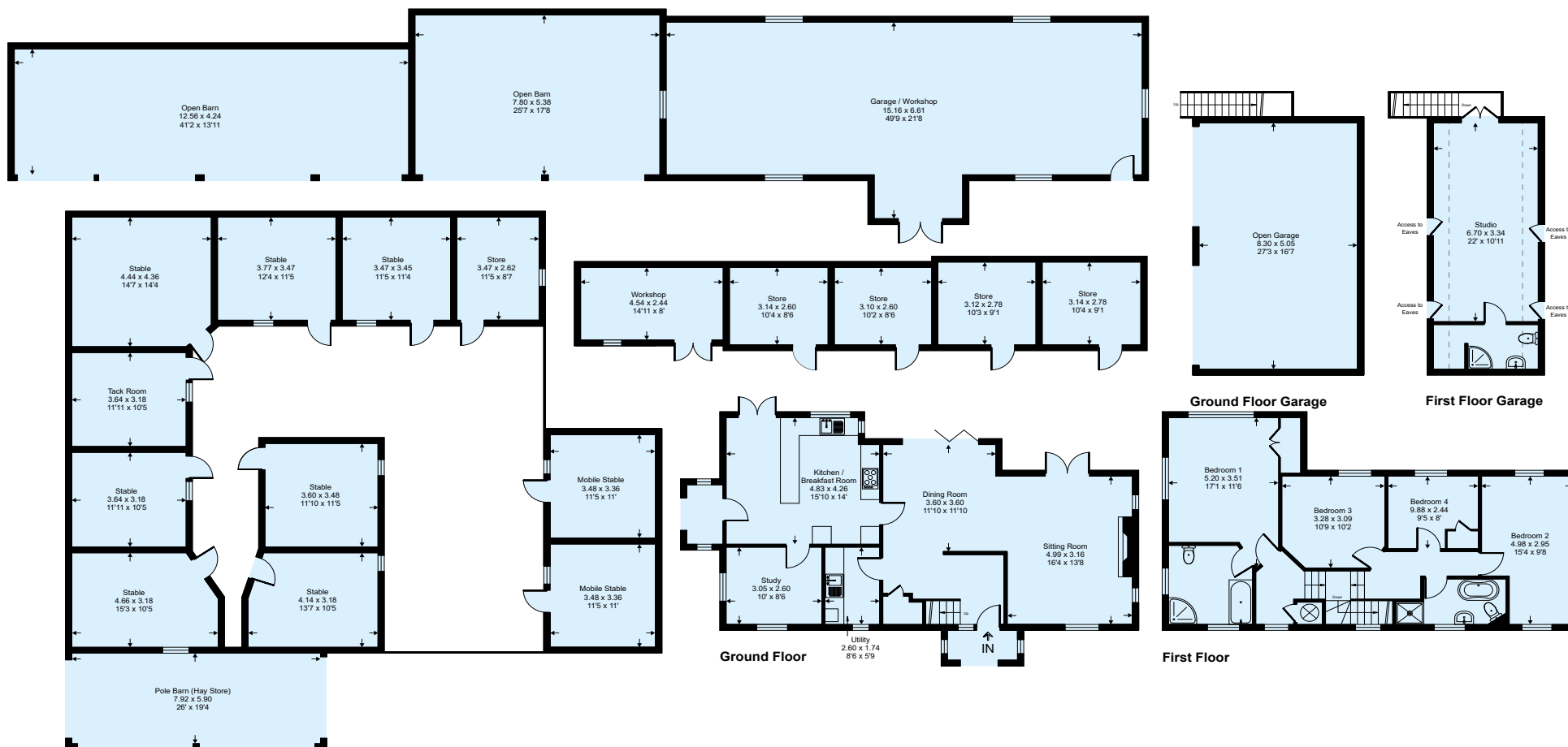
Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.





Parsonage Farm, RH5

Approximate Gross Internal Area = 155.5 sq m / 1674 sq ft
 Approximate Garages Internal Area = 61.3 sq m / 660 sq ft
 Approximate Outbuildings Area = 361.1 sq m / 3887 sq ft
 Approximate Total Internal Area = 577.9 sq m / 6221 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

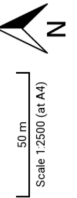
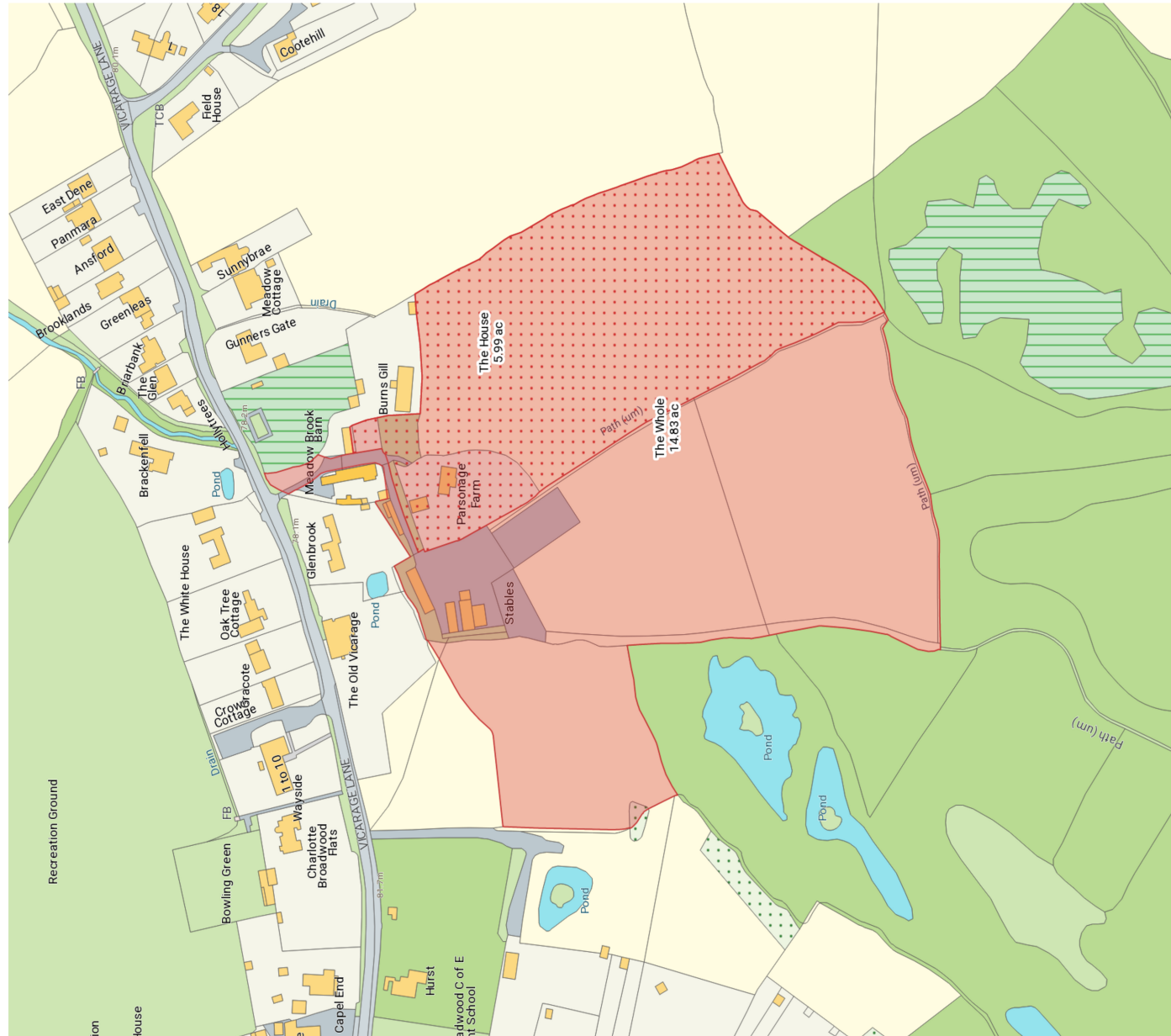
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Parsonage Farm, Vicarage
Lane, Capel, Dorking, Surrey,
RH5 5LN



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