

RUETS FARM, SURREY







RUETS FARM
Cox Green
Surrey RH12 3AA

*A rare opportunity to purchase a small arable farm with a fine family house and buildings,
set in a beautiful, rural location, within approximately 88 acres*

Ruets Farmhouse

Large entrance hall • Drawing room • Study/Dining room
Kitchen/breakfast room • Utility room • Cloakroom
Main bedroom & Guest bedroom with 'Jack & Jill' shower room
2 further double bedrooms • Family bathroom
Private gardens

Outbuildings & Land

Atcost barn with established conversion into residential accommodation
Atcost barn with loose boxes • Atcost barn, former milking parlour
Beautiful 6 bay timber framed traditional barn • Derelict timber framed calf shed
Land comprises arable land, permanent pasture and woodland shaw.
A long private entrance drive
In all extending to about 88.69 acres

VIEWING

Strictly only by confirmed appointment with the sole agents
RH & RW Clutton - 01798 344554 or 01342 410122.

RUETS FARMHOUSE

A spacious farmhouse with well-presented accommodation and a good size garden, sitting in a very pleasant position at the edge of the farm. The original house was probably Victorian and has more recent additions with attractive elevations of mainly red brick interspersed with attractive painted wooden windows, all under a clay tiled roof, including attractive gable ends. The accommodation includes a spacious entrance hall, with cloakroom off and door leading to the lovely drawing room, with a bay window and fireplace at one end. A door leads into the study, with door to the garden and an open fireplace. From the hall a door leads into the spacious kitchen/breakfast room, with wooden floor and which is well fitted with an extensive range of wall and base units, with wooden worktops and incorporating a ceramic hob and Butler's sink. There is a double oven and spaces for a dishwasher and fridge freezer. A door opens into the utility room, which has fitted units, with spaces for a washing machine and dryer, with wooden worktop and a Butler's sink. An oil boiler is to one side.

From the entrance hall a staircase rises to the first floor with a landing and doors opening into the bedrooms. The main bedroom is a good size and includes a range of fitted wardrobes, with a door leading into the en suite 'Jack and Jill' shower room, with walk-in shower. There are 3 further double bedrooms, one of which has a range of fitted wardrobes and one of which also has a door opening into the 'Jack and Jill' shower room. There is a family bathroom and also an airing cupboard.





Outside, the farm is approached over a very long entrance drive which leads into the private entrance drive for the farm. The approach to the house is through a yard, with the outbuildings on both sides and leading to a gravel entrance drive and parking. The garden is laid out on 3 sides and includes large areas of lawn, paved terracing, some woodland and mature hedges.



RUETS FARM BUILDINGS

Set around an open yard adjoining the house they comprise:

An Atcost 5 bay concrete framed barn part converted into an established residential dwelling for staff to provide: Large living area, playroom/study, kitchen with dining area, 2 bedrooms, bathroom & shower room. The remainder comprises a large space for storage.

6 bay timber framed, traditional Sussex Barn, with weatherboarded elevations under a tile roof presently housing a grain bin.

Atcost agricultural building with concrete block and weatherboarded elevations containing loose boxes and 2 stores.

Enclosed 4 bay concrete Atcost agricultural building with concrete block walling. A former milking parlour.

Derelict timber calf shed and small concrete block store.

THE LAND

An attractive and productive block surrounding the farmhouse and buildings and comprising 82.90 acres of arable land, last in winter barley and some permanent pasture together with a small woodland shaw. The farmland is farmed under a farm contracting arrangement.

The house, garden and adjoining paddock comprise 5.79 acres. In all the Farmhouse, Farm Buildings and Land extend to 88.69 acres (35.89 ha).





HEALTH & SAFETY

Due care must be taken when walking round the farm and particularly when entering the Sussex Barn which has slipped roof tiles (and Barn Owls).

TENURE & POSSESSION

The property is offered freehold with vacant possession on completion. (There is a small unregistered strip running from the house to the shaw). The land is farmed under a contract farming arrangement.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way whether public or private, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not.

A public footpath runs along the southern boundary of the farm and also through the south east corner.

The property is served by its own freehold access road off the B2128 coming in from the east. There is also a right of way over the access roadway to the south through the Maybanks development.

SERVICES (Not tested and therefore not warranted)
Mains water and electricity is laid on to the house and farm buildings. Drainage is to private systems. There is a limited field trough supply

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to

any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendors of his agents to specify them.

The farm lies outside the Area of High Landscape Value. It does lie within the Gatwick flight path.

BPS/GRANT SCHEMES

The vendor will retain the benefit of the remaining delinked payments. The farm has just been entered into a Countryside Stewardship Scheme with other land running until 31st December 2028 producing c. £12,900 per annum on this holding.

PLAN

The plan is for identification and information purposes only and potential purchasers must rely on their own investigations.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale including all farm and stock related equipment.

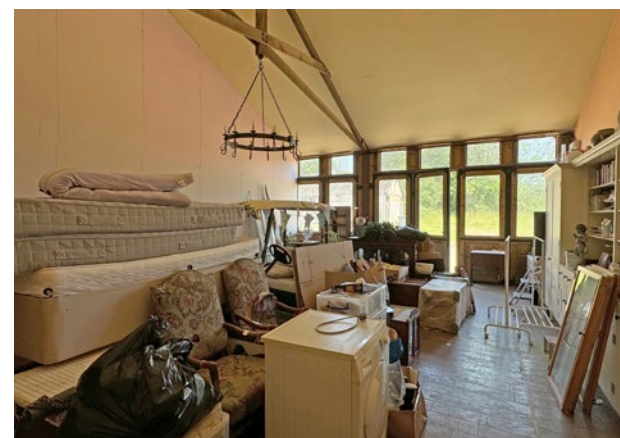
The farm buildings will be sold as seen and inspected.

SPORTING RIGHTS, MINERALS & TIMBER

These are included in the sale so far as they are owned.

LOCAL AUTHORITIES

Waverley District Council 01483 523333.
Surrey County Council 0345 600 9009



COUNCIL TAX Band E - £2,771.30 (2024/2025)

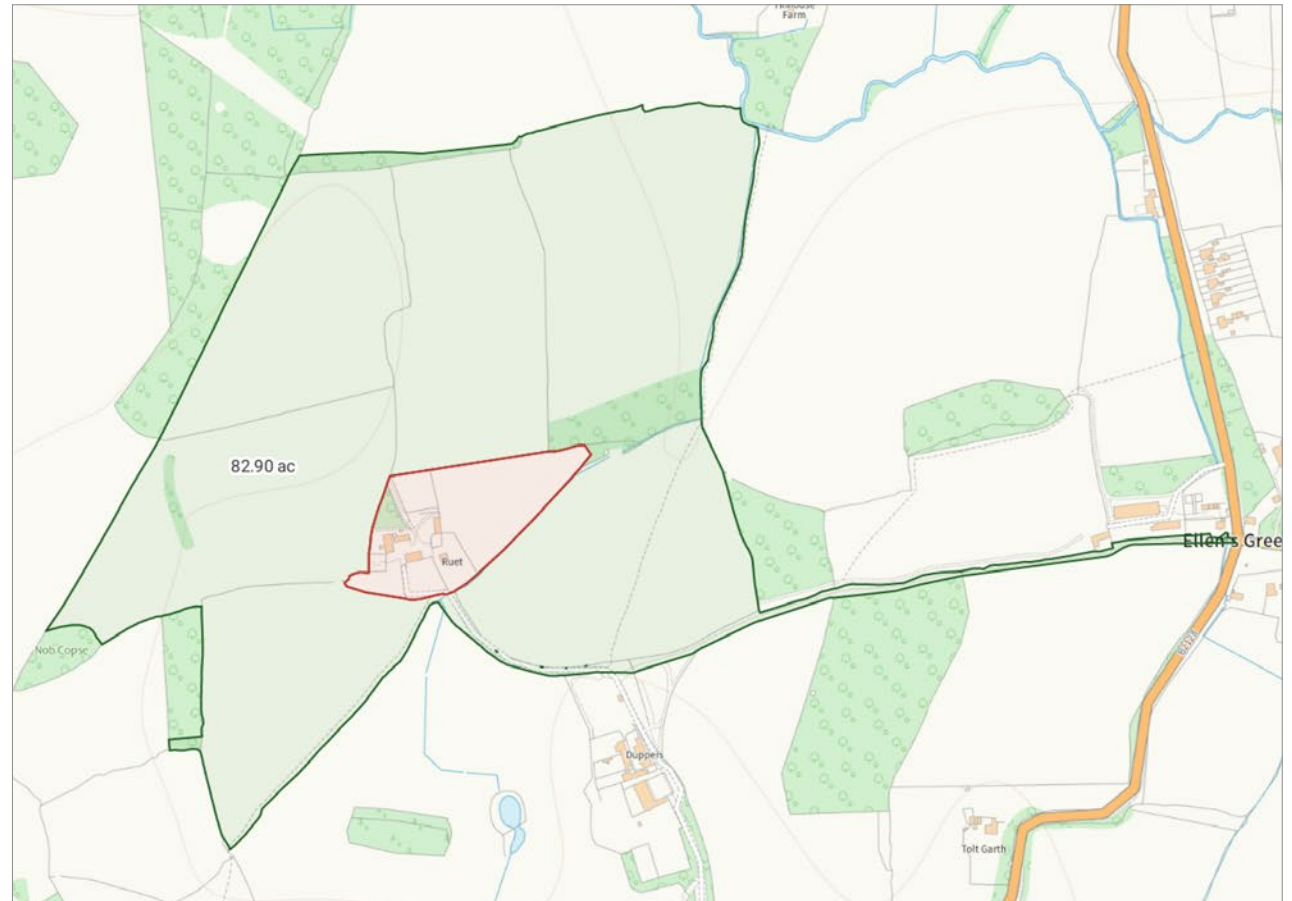
EPC F (33)

DIRECTIONS

The entrance to the farm is at Ellens Green, on the B2128, opposite Furzen Lane. Head along the drive and where there is a split, keep right and the land will lead to Ruets Farm. What3words - mistaking.chaos.winners

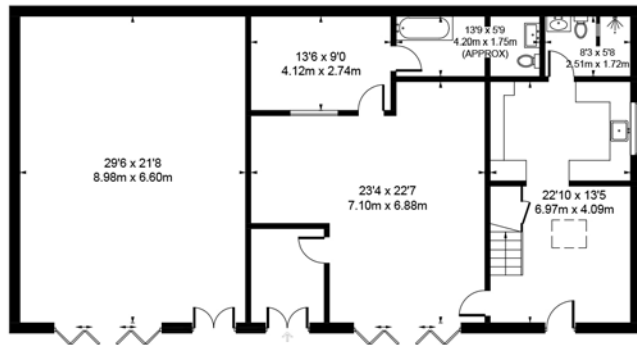
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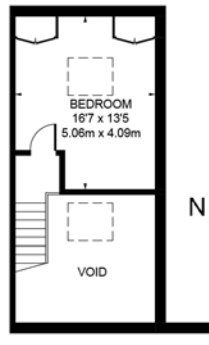




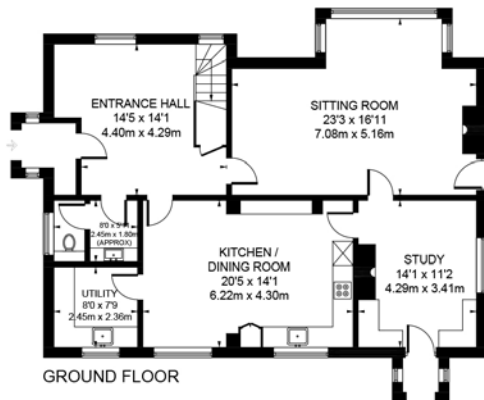
Approximate Gross Internal Area
 Farmhouse - 2,315 sq ft / 215.1 sq m
 Annexe = 1,980 sq ft / 184 sq m (excl void)
 Outbuildings= 3,845 sq ft / 357.2 sq m



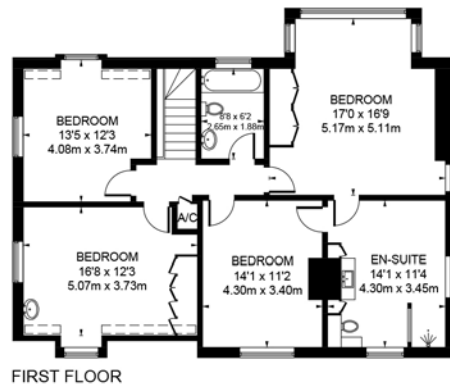
ANNEXE - GROUND FLOOR



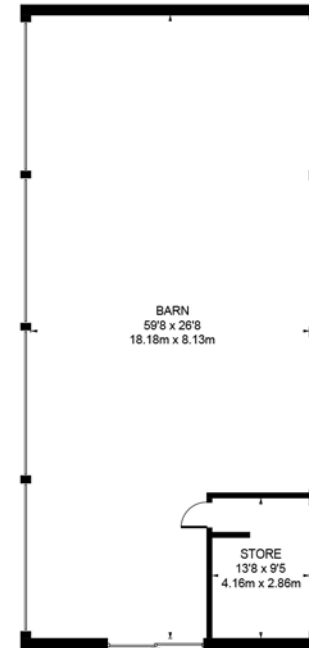
ANNEXE - FIRST FLOOR



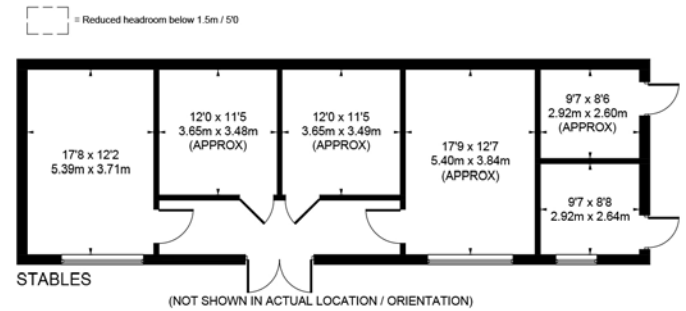
GROUND FLOOR



FIRST FLOOR

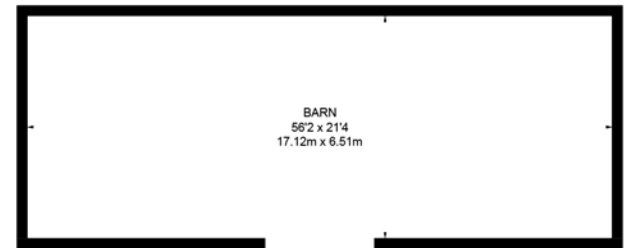


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



STABLES

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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