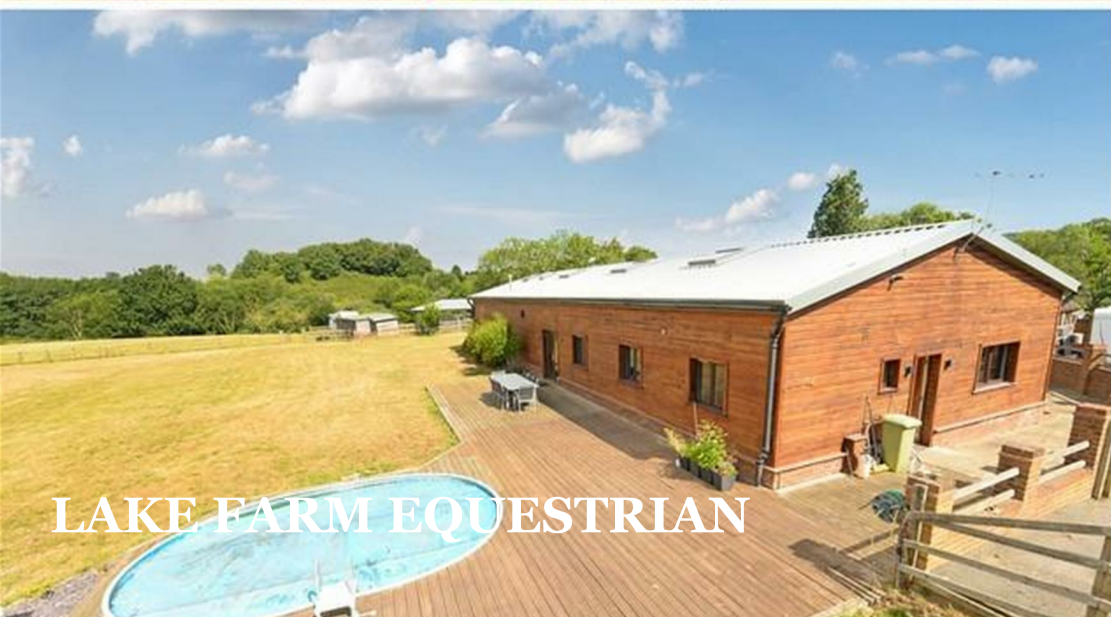




EQUUS

Country & Equestrian



LAKE FARM EQUESTRIAN





LAKE FARM EQUESTRIAN, Pendell Road, Bletchingley, Redhill, Surrey RH1 4QH

An impressive detached 5 bedroom barn conversion offering substantial modern contemporary family living of 3141sqft with further detached 1 bedroom annexe, 427sqft, set in 6.1 acres (*TBV). The barn was converted in 2008 to a high specification & designed to maximise an ambience of spaciousness & light by including many large windows on several elevations.

On the ground floor a superb open plan living room with open fireplace is a feature extending into the substantial open plan modern kitchen/dining room with bespoke units, integrated appliances and central island. Four of the bedrooms are on the ground floor, whilst on the first floor there is a large principal bedroom suite with shower room, walk in wardrobe plus galleryed study/sitting room.

The ANNEXE includes an open plan kitchen and sitting rm, double bedroom and shower. Within the surrounding grounds there is a decked dining area with outdoor swimming pool, flagstone patio and detached outbuilding with bar.

An electric gated entrance leads onto a private driveway flanked by paddocks culminating in a large parking area. The range of outbuildings comprise of a main stable building with 'Monarch' style loose boxes and a covered five bay horse walker plus further stables. For off road riding there are a number of bridleways in hacking distance.

The property is located in Surrey on the outskirts of a village enjoying a countryside environment yet with good access to commuting links.

LOCAL AMENITIES & AREA AWARENESS

The property is located on the outskirts of the charming village of Bletchingley with two convenience stores, a post office, a tea room and three excellent historic gastro pubs. The larger town of Redhill is approximately three and a half miles away and the vibrant town of Reigate with its excellent selection of shops, cafes and restaurants is approximately five miles away. There is good access to the M25 about 3.8 miles away connecting to Gatwick & Heathrow airports and for rail commuting there are fast connections from Merstham and Redhill stations with direct trains to London Victoria (35 mins), London Bridge (28 mins) as well as London Blackfriars and St Pancras. The area is recognised for having an excellent variety of schools in both the state and private sectors including Hawthorns Prep, Nutfield Priory, Health, Mercers, Caterham School, Reigate Grammar and Woldingham School for Girls, along with village primary schools.

ACCOMMODATION

Refer to the floor plans enclosed and online.

The interior of the property is very well presented and offers modern living with a superb volumous open plan area and spacious bedrooms in all extending to just over 3100 sqft. On the GROUND FLOOR there are 4 BEDROOMS and 2 SHOWER/BATHROOMS, a CLOAKROOM plus WC and UTILITY ROOM. The substantial OPEN PLAN KITCHEN/DINING/SITTING AREA with feature fireplace is a focal point of the interior with central island incorporating a glass shelf and breakfast bar. Assorted wall and case units in oak with built in appliances, Granite worktops. Cooking Range (LPG and electric). On the FIRST FLOOR there is a further expansive galleryed living area and the MASTER BEDROOM 5 plus ENSUITE

ANNEXE

Refer to the floor plan enclosed and online.

Located to the front of the drive is the ANNEXE which is 427sqft including an open plan SITTING ROOM and KITCHEN, double size BEDROOM with ENSUITE SHOWER ROOM. This unit is attached to the neighbouring property's stables. There is a covered area to the front with extended decking to offer some private area.

EQUESTRAIN FACILITIES & OUTBUILDINGS

OUTBUILDING 1 STABLE BARN - currently used for a workshop and Gym with 3 stables. There is room to extend the stabling by utilising the clear area such as the gym and workshop. The whole building has also been insulated to the roof. AIR CONDITIONING, Power and lighting laid on.

OUTBUILDING 3 - two LOOSE BOXES - timber, located near the horse walker, scope to add more if required.

HORSE WALKER - covered Claydon x5 bay walker with matting.

AGENTS NOTE: formerly an outdoor riding arena was installed at the property but has since been covered over. Subject to planning it could be reinstated within the grounds.

OUTBUILDING 2 LOG CABIN - timber detached unit located at the end of the barn. Power and lighting. Log burner installed.

INTERNAL ROOM 4 - BOILER ROOM - located in the roof space on the 1st floor.

LAND & GROUNDS

The whole site is just over 6.1 acres (*TBV). The ground gently slopes away from the house and is mostly pasture.

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>



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MATERIAL INFORMATION

TENURE: Freehold
 PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Steel framed concrete block and timber clad.
 NUMBER & TYPE OF ROOM/S: 3141sqft / 5 beds, 4 showers/bath - plus 1 bed annexe - see attached floor plans.
 PARKING: Private drive and multiple off road.
 FLOOD RISK: No.
 LOCAL AUTHORITY: Tandridge DC / TAX BAND: G.
 EPC RATING: Main house D 64/70 - Annex E 54/80.
 Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES & OUTGOINGS

HEATING: Main house -LPG underground tank, under floor heating & radiators / SEWAGE: Private believed to be a Cesspit / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.
 ANNEXE HEATING: Air source heat pump. All other services off main house utilities.
 OFCOM - Mobile & Broadband
 BROADBAND - Starlink throughout house.
 MOBILE COVERAGE
 Indoor - EE / Vodafone / O2 / Three - likely - also see useful website links.
 Outdoor - EE / Vodafone / O2 / Three - good - also see useful website links.

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DIRECTIONS

The property is located up a private track and Google take you to a different location / point, but there is a house name sign on the lane.

WHAT THREE WORDS // chew.oddly.towns

VIEWING ARRANGEMENTS

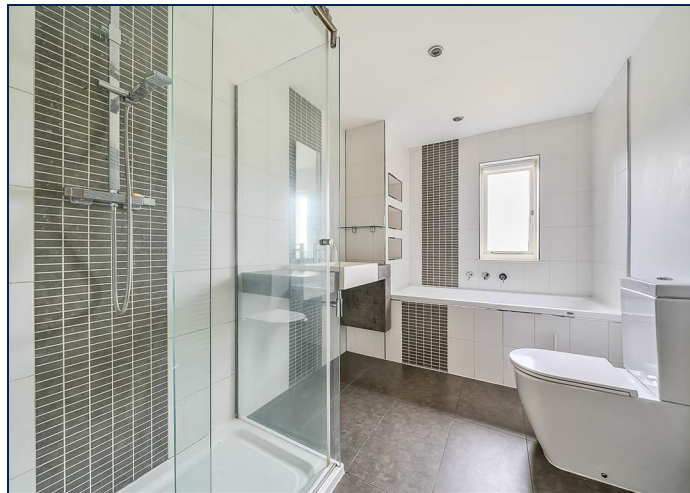
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 Equus Country & Equestrian, South East/South West
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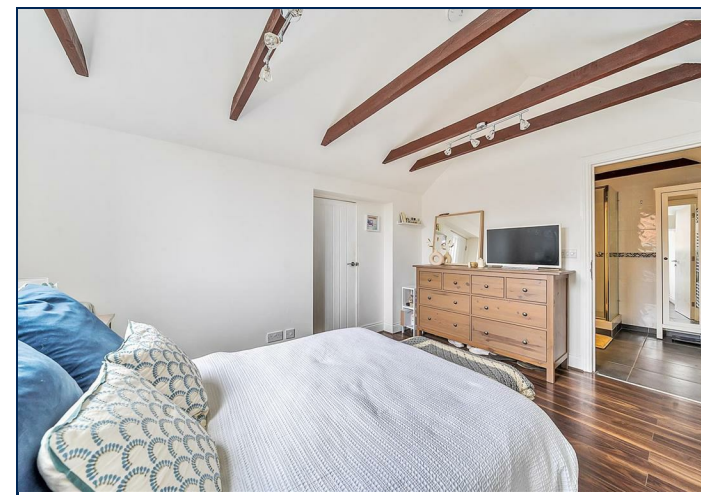
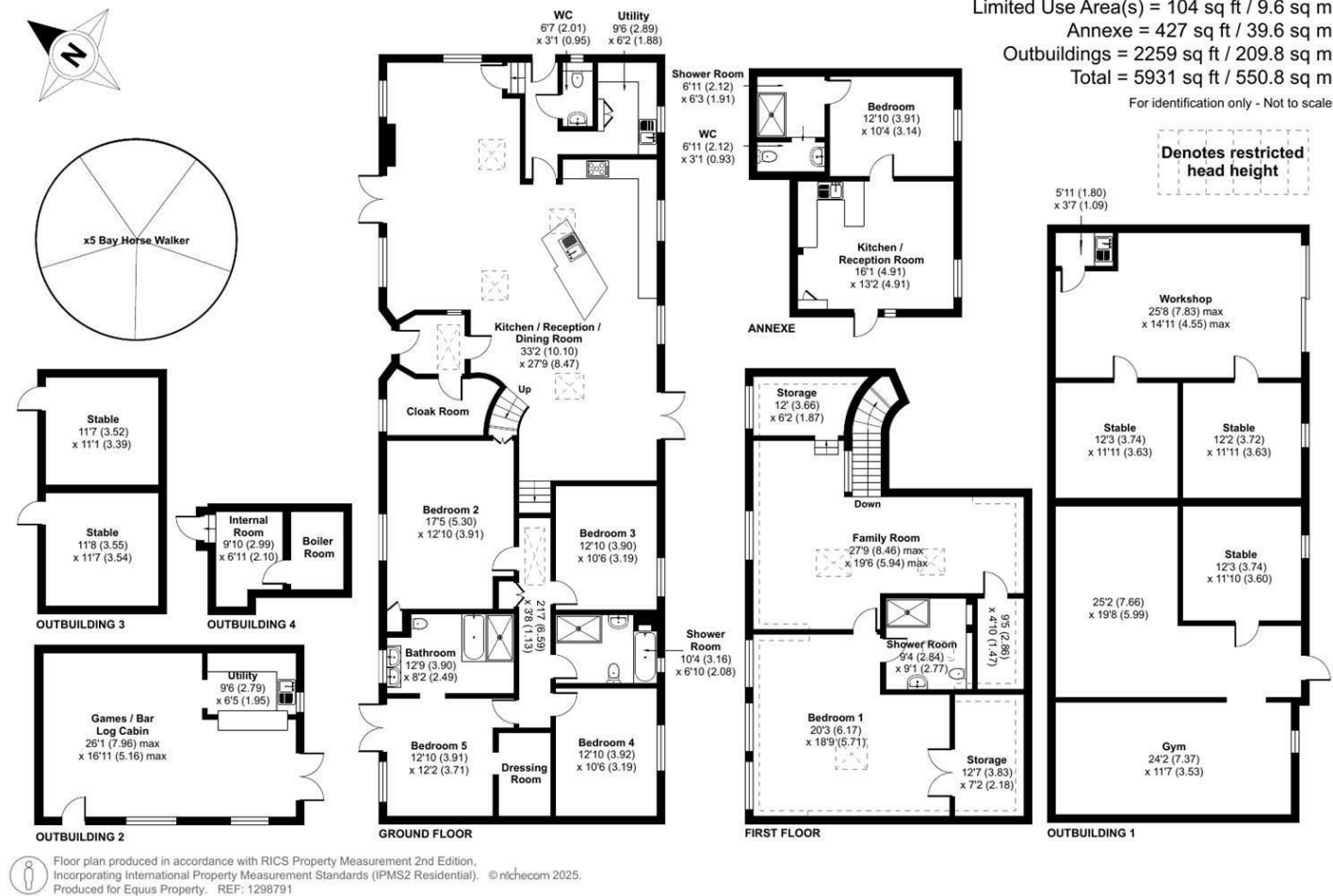
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Offers in the region of £1,650,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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