



EQUUS

Country & Equestrian



Rose Oak

Rose Oak Grants Lane, Oxted, Surrey, RH8 0RH

S O L D - A well presented detached property (unlisted) set on a total plot of around 11.6 acres (*TBV) with well equipped equestrian complex and occupying an idyllic rural location off a tranquil 'sought after' lane close to Staffhurst Wood and Limpsfield Chart and offering excellent riding out. The layout of the Stable yard and associated facilities includes a 30m x 50m rubber outdoor school. The location will appeal to those with equestrian interests as Oldencraig Equestrian centre is around 10 minutes horse box distance, Felbridge showground 20 minutes and Hickstead 45 min. The Equestrian complex comprises: 5 Full size loose boxes, heated tack room sink & washing machine etc, hay barn, useful Nissin hut/store, 3 surfaced winter turnout areas, 50m x 30m Professionally installed Riding Arena (recently resurfaced) and around 8.5 acres (*TBV) of pastureland. A



LOCATION/HACKING OUT

The property is situated in a highly desirable rural location (not on the flight path) near to Limpsfield historic village with it's charming period properties, primary school, local store, off-licence, public house, The Old Lodge Restaurant, tennis club and golf club. Oxted town is 1.8 Miles and popular for offering fast train services to London Victoria (40 mins) and London Bridge (33 mins). Hurst Green Station is also 1.5 miles.

The location is also very convenient for the direct route into London via the Gatwick Express. Oxted town centre offers good shopping facilities, a swimming complex, cafes, supermarkets, restaurants and a cinema. The M25 (Junction 6) is 6 miles with access to the motorway network with Gatwick Airport being approx. 16 miles. .

There are a selection of good schools in the area including Lingfield Notre Dame, Azelwood, Caterham, Woldingham, Oxted and Sevenoaks as well as prep schools at Oakhurst Grange and Brambletye.

For riding out the property is extremely well located being just a short hack along lanes to reach bridleways. Turning left out of the property and Staffhurst Wood is a 5 min hack where you can ride for approx. 1hr. Turn right out of the property in 175m and a bridleway begins which can become a 2 hr off road hack up through Limpsfield Chart.

ACCOMMODATION-refer to the floor plan

The interior of the property is very light with full views of the garden, woodland and stables from the rear windows. A front ENTRANCE HALL with polished tiled floor leads to the inner hall with stairs rising to the first floor landing. The DRAWING ROOM is double aspect and contains a brick fireplace with mantle piece. The DINING ROOM has a brick fireplace with mantle piece (currently not used) and single aspect to the rear. The KITCHEN has two work surfaces, various storage units at base level containing the built in oven, 5 ring gas hob large extractor hood above, double sink plus drainer with mixer tap. Further shelving under the second counter and

eye level wall unit; tiled walls throughout the kitchen space. Downstairs WC/cloakroom with low level WC and wash hand basin, extractor fan and working window to the side of the property. Oil fired central heating boiler located adjacent to the cloakroom.

On THE FIRST FLOOR - FAMILY BATHROOM with built in fully tiled POWER SHOWER, full size bath, low level WC, built in wash hand basin with storage /shelving underneath.

BEDROOM 2 - with built in cupboards, large storage under eaves, window overlooking the large gardens, stables and woodland beyond. To the left corner the hot water tank is also housed inside a cupboard.

BEDROOM 3 - has a lovely period fireplace, two cupboards (one either side of the fireplace) and a view over the rear gardens, stables and woodland beyond.

BEDROOM 1 - double aspect offering views to the rear over the gardens, stables and woodland beyond. Built in cupboard to one side of the period fireplace. Loft hatch to the attic from the landing.

EQUESTRIAN FACILITES & OUTBUILDINGS

OUTDOOR ARENA - 30m x 50m - Aruba rubber recently surfaced, post and railed fenced with five bar 12ft access gate,

Please refer to the plan of the stables enclosed with the dimensions and layout.

TIMBER STABLE BLOCKS - On concrete with power and water laid on. Two blocks with loose boxes. Block one with 3 loose boxes and tack room, doors opening out to the front and rear. Block 2 with 2 loose boxes with front opening doors and opening windows. Sky lights to all stables.

FILED SHELTERS - There are 2 movable field shelters one 12ft x 12ft and one 15ft x 10ft. One large fixed 12ft x 20ft, currently divided into two. All 3 shelters are on hard surfaces/standing.

NISSAN HUT 18ft x 24ft - Corrugated concrete roof with brick front and back walls, chalk floor. Ideal storage facility.

LAND & GARDENS

We understand there to be 11.6 acres (*TBV) at the property. Approx 3.1 acres (*TBV) of house, garden and woodland and approx. 8.5 acres (*TBV) of main field/pasture bordered by mature hedging and some additional woodland.

The acreage stated at the property is 'TBV - *To Be Verified', which means that the land has not been formally measured by Equus and or its sellers/clients other than by obtaining the Title Plan from Land registry, where available, with the boundary and acreage clearly stated/marked. Interested applicants/buyers are advised that if they have doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Tandridge District Council

SERVICES: Private drainage. Oil central heating.

TAX BAND: G

EPC RATING: F

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

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Offers in the region of £1,050,000



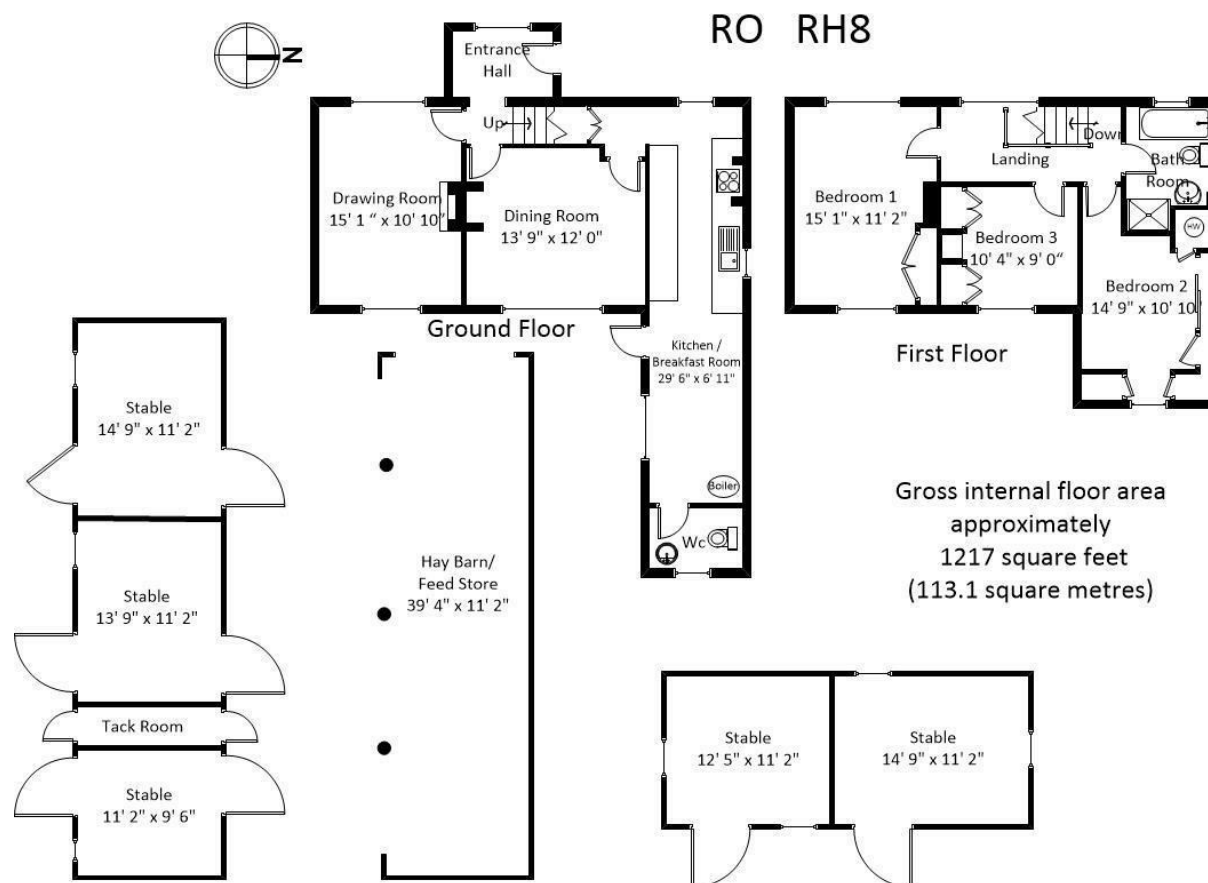


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			21
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			7
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			19
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	