



# EQUUS

*Country & Equestrian*



FIDLERS GROVE FARM

# FIDLERS GROVE FARM, Lower South Park, South Godstone, Surrey RH9 8LF

No Onward Chain - Set in its own private rural oasis of 20 acres (\*TBV) of pasture and mixed woodland offering a chance to get away from it all, a detached 4 bedroom country and equestrian home perfectly located for fast commuting to London/M25 Motorway and for local village amenities while also enjoying the benefit of direct access to off road riding and country walks with no road work required.

The property would benefit from some updating but offers a blank canvas presenting a great proposition for any incoming buyer to indulge their interior design ideas and make more of the existing accommodation also with possibilities to extend (subject to permissions).

The current equestrian facilities at the location include: two timber stable blocks (7 loose boxes with fenced concrete yard), three further timber open fronted buildings which could be adapted to include more loose boxes, 20m x 40m post and railed riding arena, extensive level pasture land allowing for year-round turnout/hay crop. Within the pasture there is also a picturesque natural pond situated at the far end of the wildflower meadow creating a haven for local wildlife.

The whole enjoys total privacy being approached from a 250-metre-long driveway accessed from a long private lane and being surrounded by large secluded gardens. If desired, there is space to add a tennis court and/or swimming pool (subject to permissions) and removal of some of the trees within the grounds will also open up the vista allowing for views to be enjoyed over the land yet still maintaining privacy at the location.

## SITUATION & AREA AWARENESS

The property is situated in its own private rural enclave surrounded by Green Belt countryside approached from a sought after private lane in the idyllic Lower South Park area around 2 miles south of Godstone Village with its picturesque village green and pond, local shops catering for everyday needs and a selection of inns and restaurants. The larger centres of Reigate and Oxted are just a short drive, with Central London just 22.7 miles away. The property has excellent communications, with the A22 providing easy access to the M25 which in turn offers quick access to Central London and Heathrow Airport. Equally the M23 provides fast access to Gatwick Airport and the south coast. There are fast and frequent trains which provide easy daily travel to London, from Godstone, Redhill or Oxted connecting to Victoria and London Bridge. There is a wide variety of sporting facilities in the area including golf at the Royal Ashdown, Tandridge, and Holtye as well as Horse racing at nearby Lingfield Park. The area also has excellent local schools which include prep schools at Hazelwood on Limpsfield Common and The Hawthorns in Bletchingley, as well as public schools at Woldingham, Tonbridge and Sevenoaks.

For those with equestrian interests the property occupies a prime location with immediate access to bridleways offering miles of hacking out with no road work required. The area also has a range of show centres within easy horsebox distance such as Felbridge, Hickstead and Ardingly South of England Showground.

## ACCOMMODATION-refer to the floor plan

The property is thought to have been built in the 1960's as a single storey dwelling but has subsequently been extended into the roof space to add two further bedrooms. The balance of the roof offers opportunities to further extend with additional bedrooms /bathrooms subject to all the usual planning consents.

Internally the property is in need of modernisation and may offer potential to extend (Subject to permissions). The accommodation briefly comprises of 4 bedrooms in all over two floors; on the ground floor, multiple reception rooms, good size utility room, kitchen, bathrooms double bedrooms and additionally on the first floor there are two further bedrooms.

## EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plan on line and in the brochure;

OUTDOOR RIDING ARENA - 20m x 40m post and railed located near to the stables.

STABLE BLOCK - 4 timber loose boxes, plus 1 corner stable ( currently used as a workshop), all on concrete.

GARAGE / STORE/ FURTHER STABLES - adjacent to the stable block is a garage/store which includes 2 stables on concrete.

THREE DETACHED BARNs - Located in the wooded area and near the stables, historically used as machine stores but also for hay and bedding dry store. These buildings would be suitable for adapting into further stabling if required.

## LAND & GROUNDS

The property is on one title (SY494292) and as a whole is 19.898 acres (\*TBV). The level pasture is split into two by hedges and trees - one field is 7 acres (\*TBV) and the other 8 acres (\*TBV). The house, garden, woodland and equestrian facilities amount to approx 5 acres (\*TBV). There is also a picturesque natural pond situated at the far end of the wildflower meadow creating a haven for local wildlife. Public right of way - there is a public footpath which runs alongside but outside the private wooded area and between the two fields.

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. 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 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 exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

## SERVICES & MATERIAL INFORMATION

TENURE: Freehold

TITLE NUMBER/S: SY494292.

LOCAL AUTHORITY: Tandridge District Council.

TAX BAND: G

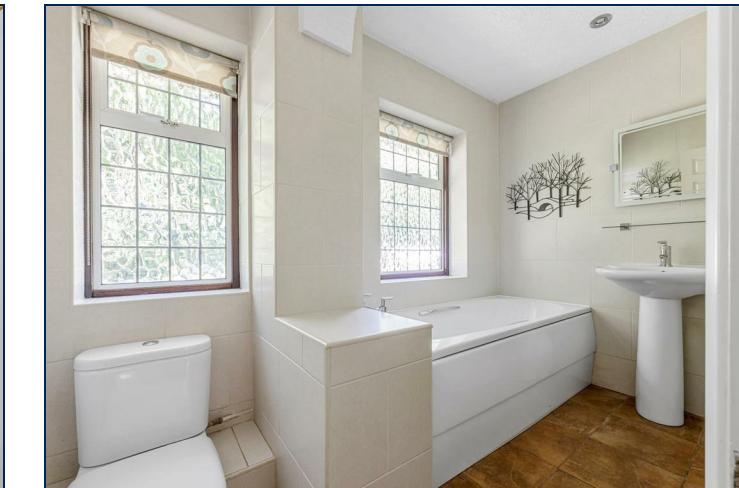
PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick and block rendered.

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Private drive with double garage and multiple off road parking.

SERVICES: Oil central heating. Private drainage system sewage digester.

EPC RATING: E 45/86. Certificate number: 0370-2627-2180-2002-8951. Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>





#### HELPFUL WEBSITES

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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

#### DIRECTIONS

Please refer to the office for the directions. 01892 829014.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
Equus Country & Equestrian, South East/South West

#### DIRECTIONS -

T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

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correct.

5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.



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4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is

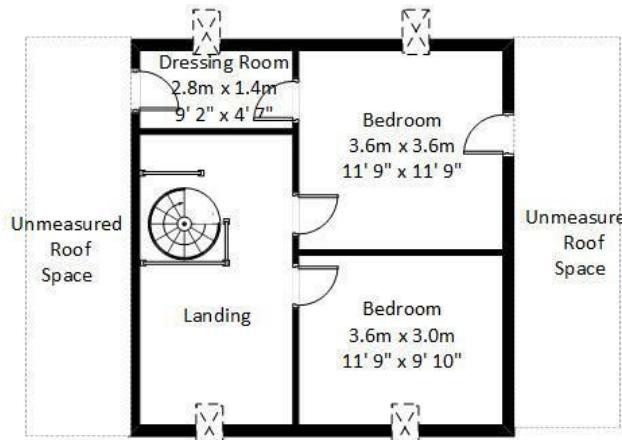
**Guide price £1,295,000**



# FGF - RH9



Gross internal floor area approximately  
188.0 square meters  
(2024 square feet)

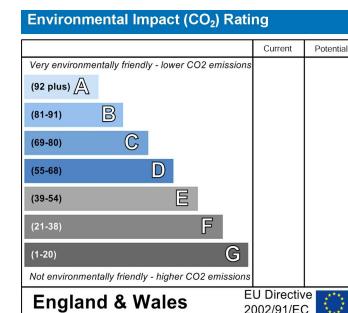
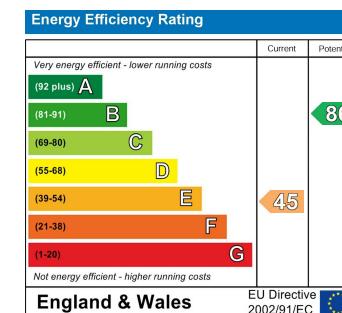
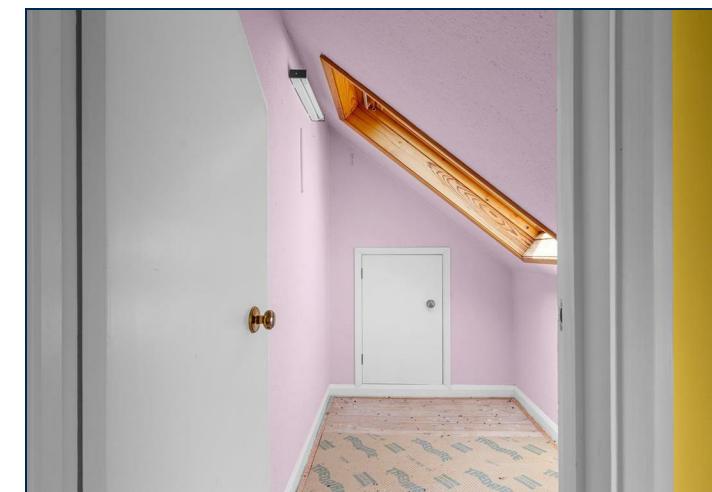


This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC

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