



**EQUUS**  
*Country & Equestrian*



ONE TOLLGATE COTTAGES

## One Tollgate Cottages, West Park Road, Lingfield, Surrey RH7 6HT

Immaculate inside & Out - A stunning country & equestrian home set in 6.33 acres (\*TBV) of beautiful landscaped grounds with adjoining pastureland. The property has been modernised and extended to a very high standard featuring exquisite entertaining spaces and also offers the benefit of a range of useful outbuildings including garaging, stabling and a home office (scope to adapt into ancillary accom.). There is also space to add more stabling and a riding arena at the location- (subject to permissions).

Situated in a semi rural position on the edge of Lingfield village this unique attached house is approached from a private gated entrance into a spacious parking and turning area suitable for several vehicles & horsebox. The surrounding grounds offer much seclusion opening out to lovely views to the rear over the pastureland with picturesque wildlife copse.

town of East Grinstead, offering comprehensive shopping facilities and mainline railway station with services to East Croydon and London is approximately 3 miles distance. There are many good schools in the area including Lingfield Notre Dame, Imberhorne, Cumnor House, Worth Abbey and Ardingly College. Access to the M25 is approximately 7 miles to the north, the M23 is approximately 5 miles to the west and Gatwick Airport, around 7 miles away, is the main airport in the South East for International horse transport. For equestrian interests Hickstead, the South of England Showground and Felbridge Showground are all within easy horse box distance and hold an extensive variety of affiliated and unaffiliated events throughout the year. well as regular clinics. There are Cross country events are held nearby at Blindley Heath, where the course can be hired for schooling, Borde Hill and Ardingly.

### OUTBUILDINGS

All dimensions and shape are on the plans attached.

The STORE / STABLE building - located near the house has mains power and sockets and lighting It is accessed by an electric roller shutter.

The OFFICE GARDEN ROOM - mains electricity / lighting and power sockets.

The GARAGE / STORE - building has two electric roller shutters, side door and window. Mains electricity, sockets and lighting.

The SUMMER HOUSE (Pickle Pond Cottage) at the end of the land does not have power nor lighting.

### LAND & GROUNDS

The whole site is 6.13 acres (\*TBV). The land is level and extends out directly from the mature well stocked garden towards a natural wildlife area at the end of the land title, with a pond area which has been maintained to create a wonderful nature area. Furthermore, a Summer House has been erected which looks over the wildlife area.





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](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)  
<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>

#### MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Semi detached. PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOMS: 3 bedrooms / 3 receptions / 2 bathroom /

pantry -see attached floor plans.

PARKING: Multiple off road private drive and entrance.

FLOOD RISK: Zone 1 NIL.

LOCAL AUTHORITY: Tandridge Authority / TAX BAND: D

EPC RATING: C 70/84 Certificate number 3800-6594-0422-1370-3543. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

#### SERVICES

HEATING: Mains gas.

SEWAGE: Sewage Treatment Plant (licensed).

WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

BROADBAND: Fibre to Premises -see useful website links.

MOBILE COVERAGE: see useful website links.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West  
T: 01892 829014

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

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

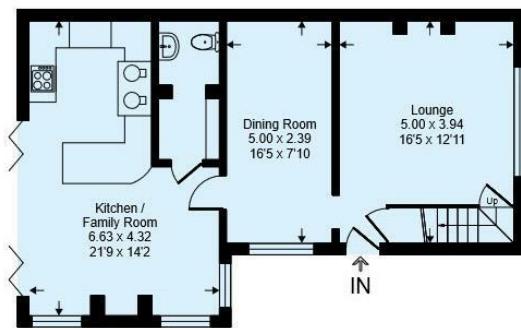
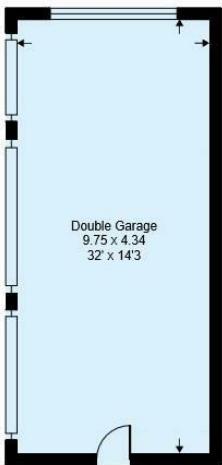
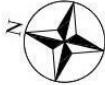
DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

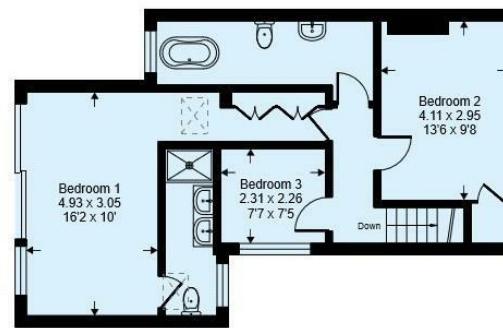
**Offers in the region of £1,100,000**



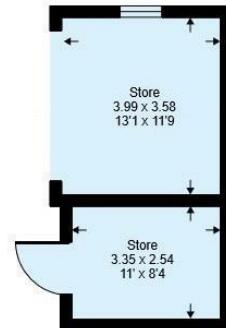
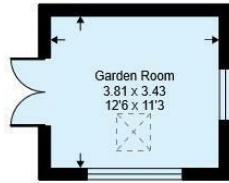
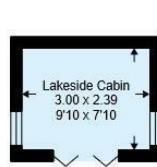
Approximate Gross Internal Area = 119 sq m / 1276 sq ft  
 Approximate Garage Internal Area = 42 sq m / 456 sq ft  
 Approximate Outbuildings Internal Area = 43 sq m / 464 sq ft  
 Approximate Total Internal Area = 204 sq m / 2196 sq ft



Ground Floor



First Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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