



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.

ACCOMMODATION - The spacious interior features high-quality materials and finishes all perfectly in keeping with the re-modelled architectural design of the extended accommodation, which includes 3 spacious bedrooms (1 with ensuite and stunning full-height glazing window) and 3 reception rooms. The modern indoor/outdoor theme of full height glazing is continued in the spacious open plan kitchen/ dining area with feature bifold doors opening out to a decked terrace with fabulous views overlooking the gardens and paddocks. No Chain.

LOCATION & AREA AWARENESS

The property is situated near to the village of Lingfield which provides a useful range of day to day amenities as well as a primary school and a main line station with a direct service to London Bridge in just 49 minutes as well as horse racing at the famous Lingfield Racecourse. The market

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.

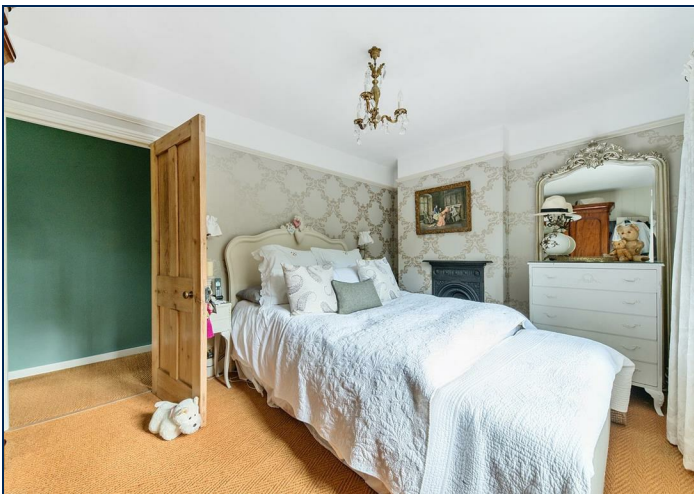
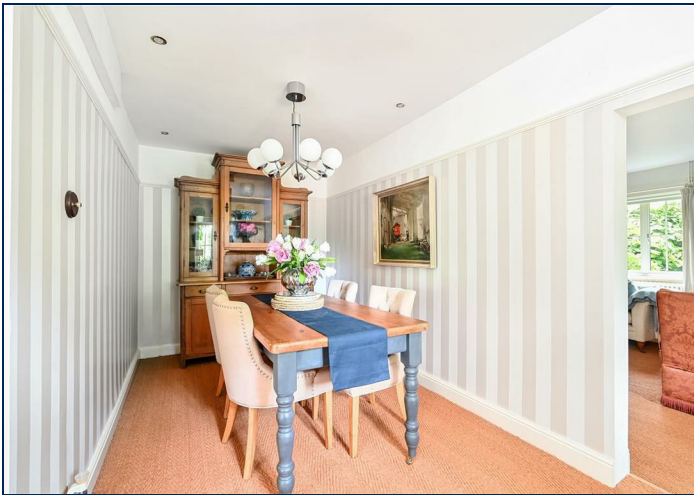
The GARAGE / STORE - building has two electric roller shutters, side door and window. Mains electricity, sockets and lighting.

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 | 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>

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

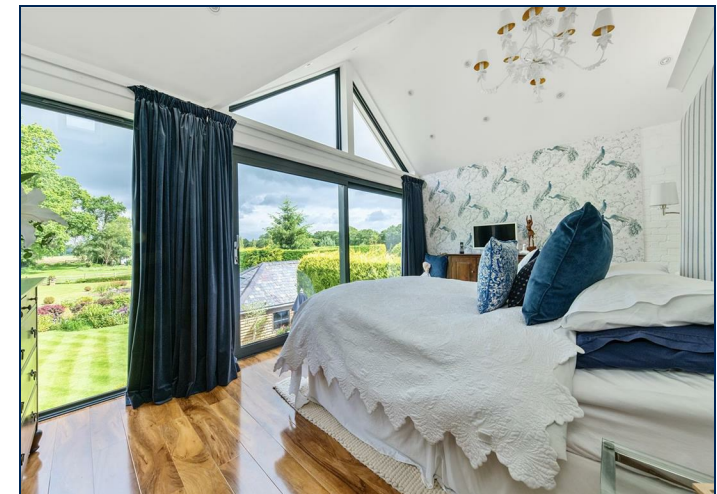
E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

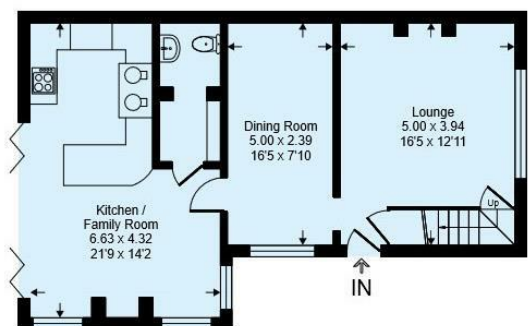
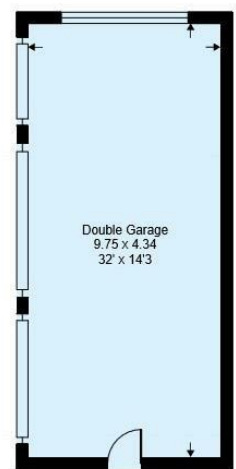
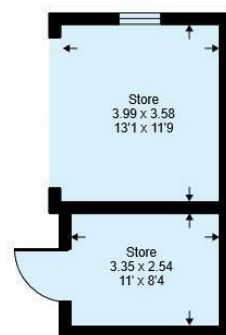
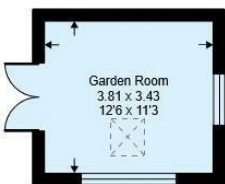
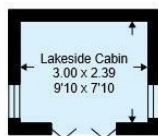
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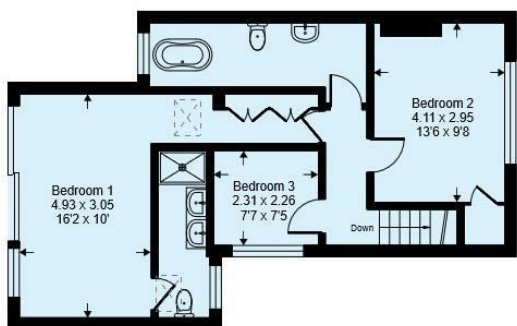
Offers in the region of £1,100,000



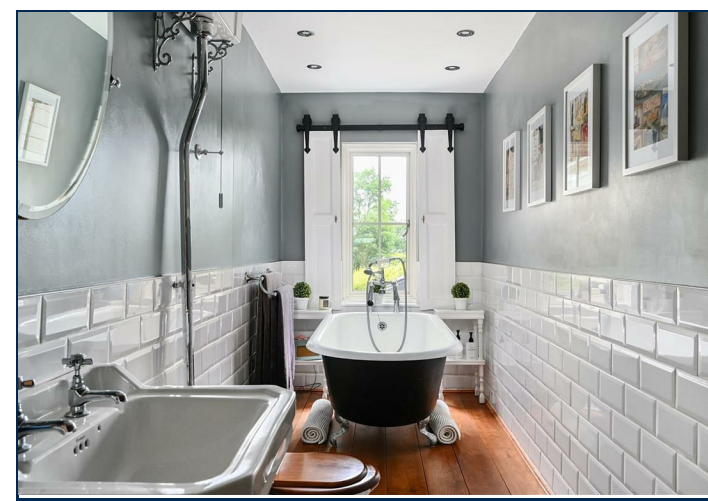
Approximate Gross Internal Area = 119 sq m / 1276 sq ft
 Approximate Garage Internal Area = 42 sq m / 456 sq ft
 Approximate Outbuildings Internal Area = 43 sq m / 464 sq ft
 Approximate Total Internal Area = 204 sq m / 2196 sq ft



Ground Floor



First Floor

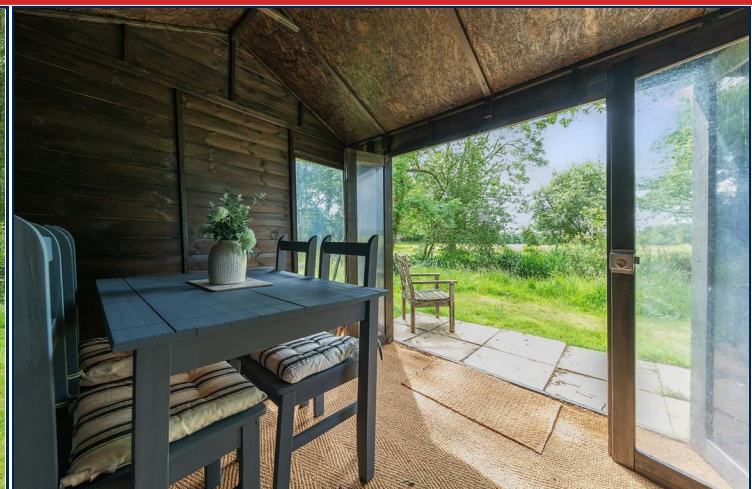


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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