

High Road, Chipstead, Surrey

£825,000 - Freehold

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WILLIAMS HARLOW























REQUIRING FULL REFURBISHMENT & STRICTLY CASH BUYERS ONLY - A rare opportunity to acquire a 16 ACRE equestrian property providing a three bedroom attached bungalow with gardens to the front and rear. There are four brand new stables and adjoining tack room plus 2 garages. The land extends to approximately 15 acres which comprises of 2 acres of woodland the remainder being good grazing. The property is located in a rural position and both stable and land area within the sight line of the property. Many of the aspects from the bungalow afford wonderful views. SOLE AGENTS. NO ONWARD CHAIN

ACCOMMODATION

FRONT DOOR
Replacement part glazed front door under a pitched canopy with outside light which gives access through to the:

INNER ENTRANCE HALL
Radiator. Cloaks cupboard with further storage cupboard above. Glazed door which provides access through to the:

LOUNGE/DINING ROOM
The room is of double aspect with window to rear overlooking the rear garden and stables. Further window to the side overlooking the land. Close boarded wooden floor. Fireplace feature with stone surround and hearth.

DOWNSTAIRS WC
Obscured glazed window to the front.

KITCHEN
Window to the rear overlooking the rear garden.

INNER LOBBY
Cupboard.

BEDROOM ONE
Window to the rear

BEDROOM TWO
Window to the front.

BEDROOM THREE
Window to the front

BATHROOM
Obscured glazed window to the rear.

OUTSIDE

FRONT
The property has a courtyard garden to the front with a brick retaining wall. Here you can access the property's front door.

REAR GARDEN
There is a patio expanding the immediate rear width of the property with an outside tap. There are two steps downs to the remainder of the garden is mainly laid to level lawn with attractive flower/shrub borders, mature tree and a fine country outlook.

NEW STABLING
Accessible via its own access road to a large good sized hard standing whereupon there are three good sized stables plus a haybarn which have been recently constructed with an adjoining tack room. 3 stables are approximately 3.52 x 3.46 metres and the store measures 9.06 x 3.46 metres. All is focused around a central courtyard where there is a further large wooden constructed garage store. The area is served with water and power. There is a further hard standing behind the stable suitable for good storage or vehicle storage.

Electrics are being installed into the stables lighting in stable barn and tack room and sockets in barn and tack room with outside lighting.

Beyond which there is a five bar gate which leads directly onto:

LAND
There are two accesses to the land, one from the stabling, the other from the garages both affording vehicular access. There is a central area of woodland which is known as Roundwood which is approximately 2 acres. The remainder is good grazing land of approximately 14 acres. There is a further paddock accessed via a gate from the main driveway which measure 0.62 acres. Buyers are encouraged to make their own direct enquiries for exacting purposes. Please note the coloured drone images are for illustration purposes only and do not form a part of any contract

GARAGE
There is a single garage which is left hand garage in the block of three near the bungalow with metal up and over to the front.

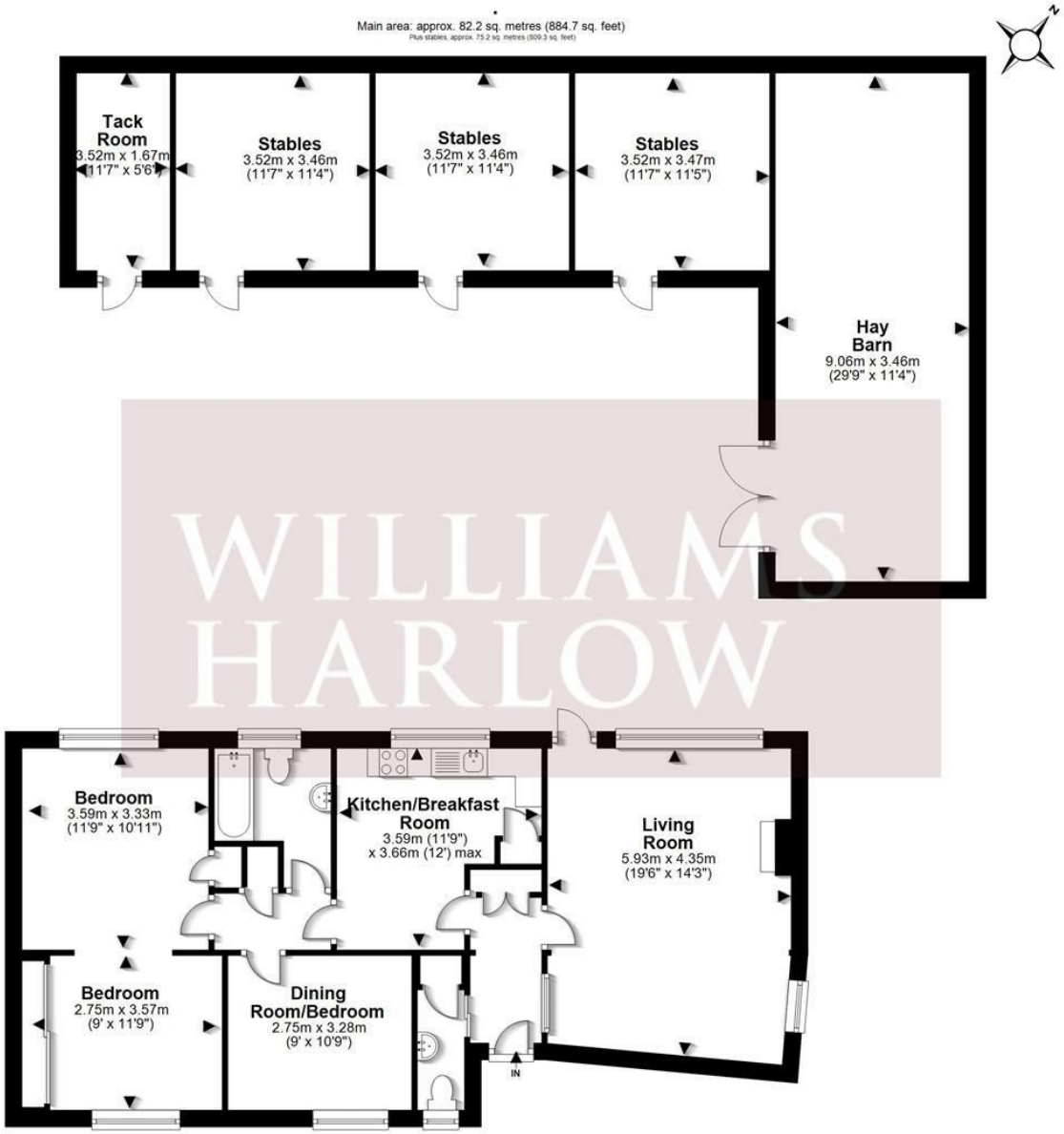
COUNCIL TAX
Reigate & Banstead BAND F £3,379.06 2024/25



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Main area: Approx. 82.2 sq. metres (884.7 sq. feet)
Plus stables, approx. 75.2 sq. metres (809.3 sq. feet)

