

Equestrian Property | TWO Dwellings... 4 Bedroom Semi + Permission for Detached House | 4.3 Acres | Sand School | 7 Stables | Wash Room | Feed Room | Tack Room | Farrier Bay | Office Building | Garage | Field Shelter | Far Reaching Views | NO CHAIN...ctd...





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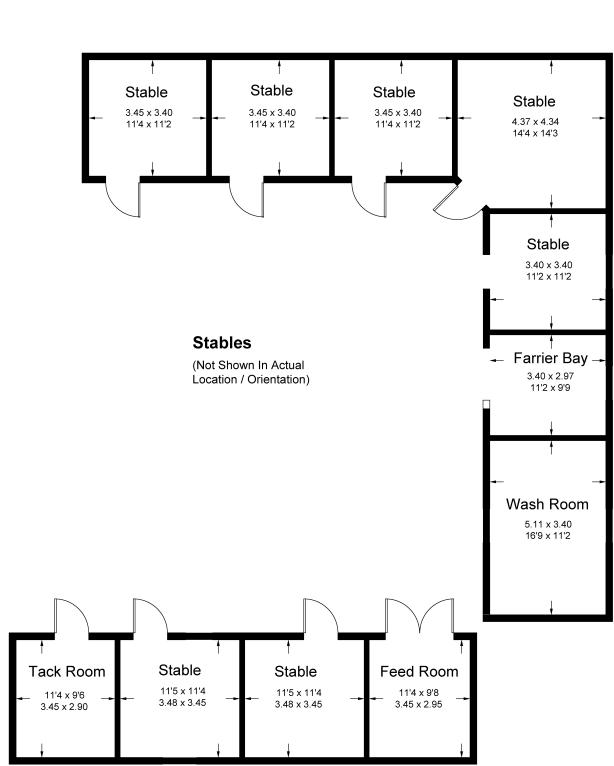
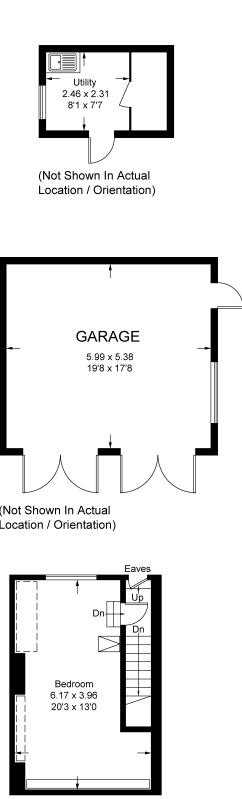
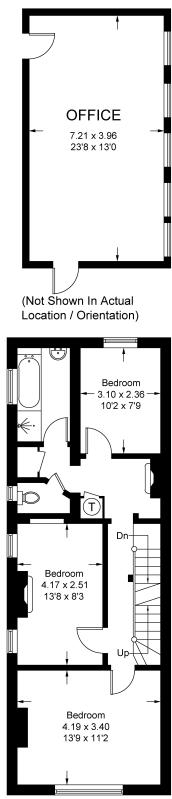
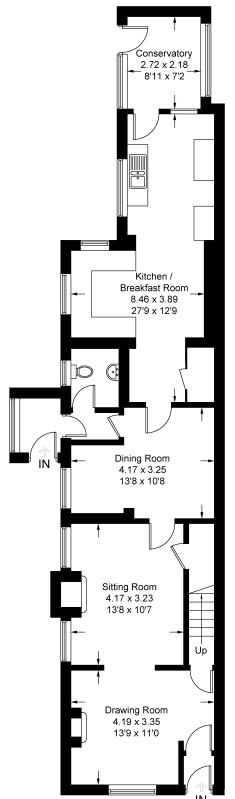
remarkably different.

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft

Garage = 32.4 sq m / 349 sq ft

Outbuildings = 178.1 sq m / 1917 sq ft

Total = 372.9 sq m / 4014 sq ft



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID399038)

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## Equestrian Property with Potentially TWO Independent Dwellings...

\*\*\* DRONE VIDEO TOUR ONLINE \*\*\*

**1 x Four Bedroom Semi | Full Permission for Detached Dwelling In Addition | Main House; Four Double Bedrooms | Four Reception Rooms | Utility/Boot/Dog Room | Circa 4.3 Acres of Land | Arena/Sand School (40 x 20) | Seven Stables | Wash Room | Feed Room | Tack Room | Farrier Bay | Office Building | Double Garage | Two Large Fields | Field Shelter | Views Across Fields | Rural Location**

*A lovely, former farm workers cottage that has been modernised and extended over time with small to medium, well equipped, equestrian facilities. The house is over 1700 square feet and comes with recent planning permission to change a storage outbuilding into another dwelling. There is room to give the additional dwelling its own private access and garden. Set in circa 4.3 acres of grounds, with far reaching views in most directions this small equestrian property is in a perfect location and is a rare offering.*

### Key Information:

#### The Cottage;

1748 Square Feet | Four Double Bedrooms | Semi-Detached | Master on Second Floor (Scope for En Suite) | Four Reception Rooms | Large Kitchen Diner with AGA | Log Burner in Sitting Room | Conservatory to Rear used as Utility and Boot Room | Front Entrance Porch | Built Circa 1930's | Views Across Fields both Front & Back |

#### Outbuildings & Facilities;

Double Bay Garage | Office Building | Large, Wide Driveway | Garden | Courtyard Stable Area | Seven Stables | Farrier Bay | Washing Area | Feed Room | Tack Room | Field Shelter | Hardstandings for Further Shelters | 40 x 20 m Sand School / Menage / Arena

There is also a commercial storage building which has been granted "Change of Use" to a residential dwelling. This could have its own entrance, driveway and garden. Planning Application Ref: MO/2017/1647.

#### Land;

Circa 4.3 Acres | 3 Fields; (1.86 Acres, 1.25 Acres & 0.6 Acres) | Views Across Protected Fields

#### Location Information;

Gatwick Airport 4 miles | Horley 3.4 miles | Crawley 4 miles | Reigate 5.6 miles | Dorking 9 miles | Horsham 10 miles | London (central) 30 miles | Brighton 25 miles |

(Road Distances - Approximate)

*Norwood Hill is a part of Charlwood that is not too affected by the Gatwick Flightpath. Charlwood itself is a medieval village that offers a good school, great nurseries, pubs, shops, a medieval church, village hall and recreation ground. 0.6 of a mile up the road is the newly refurbished Fox Revived a well known and popular local eatery and gastro pub.*

#### Additional Information...

Security: Secure double gates and Enya the dog.

Parking Arrangements: Garage and driveway.

Council Tax Band: D



Vendors position: NO CHAIN

Tenure: Freehold

Stamp Duty 1st Home: £30,00

Stamp Duty 2nd Home: £54,000

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