



Near Lingfield

Surrey

Private
Estates 

Prime Property from Robert Leech Estate Agents

A detached family house set in about three acres. Extensive outbuildings with established and thriving Kennel & Cattery business

This four bedroom family house has been in the same family ownership since the 1970's. The property would now benefit from a programme of updating, representing an opportunity for a buyer to create a home in their own style and taste.

The Kennel and Cattery business was established by the current owners family in 1974. At present, the owners are licenced by the local authority for the boarding of a maximum 60 dogs and 30 cats.

Main House

Entrance Hall • Sitting Room • Snug • Conservatory • Kitchen • Utility Room • Cloakroom with WC • Office • Separate Kitchenette for staff use

4 Double Bedrooms • Family Bathroom • Separate WC

Gas Central heating from radiators



1 mile
Lingfield
station



1 mile
Lingfield
village



11 miles
Gatwick



LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East, Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

Outside

- Garage barn incorporating double and single garage
- Formal gardens predominantly to the southern side of the house
- Large expanses of lawn and Stepping stone pathways
- Sunken garden with mature flowering shrubs. Laurel and rhododendron bushes
- Wooded area with variety of trees including oak, copper beech, silver birch and mature Christmas tree
- Further expanse of level lawn (originally a tennis court) leading to an old orchard

Extensive range of outbuildings including:

- Timber cattery building with 22 pens
- Block built kennel block with 14 pens
- Timber kennel block with 12 pens
- Timber kennel block with 4 pens
- Timber kennel block with 4 pens
- Store room
- Timber Reception office

In all, the land extends to about 3 acres.

Freehold

Mains water, electricity & gas. Private drainage.
Council Tax band G

The purchase price will include the goodwill of the business. Further financial details are available upon request.

LOCATION

The property is located on the outskirts of picturesque Lingfield village. Lingfield offers local shops, pubs, the Church of St Peter and St Paul, the renowned Lingfield Park Racecourse, and mainline station with links to London Victoria and London Bridge.

Chartham Park, an exceptional golf and fitness club set in beautiful countryside, is 3 miles away. The town of Edenbridge with a range of shops including Waitrose and a leisure centre is also about 3 miles distant.

The property is well placed for the M25 (junction 6 at Godstone) providing access to the National motorway network, Gatwick and Heathrow airports, the Channel Tunnel and the Kent Coast.







Approximate Gross Internal Area = 216.6 sq m / 2331 sq ft
 Outbuildings = 363.9 sq m / 3917 sq ft
 Total = 580.5 sq m / 6248 sq ft
 (Including Garages)

= Reduced headroom below 1.5m / 5'0"



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. (ID968571)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Robert
Leech

