



Horne, Surrey

Robert
Leech . 



A rare opportunity to buy a family home with land & outbuildings or to run as an equestrian centre, approached by electric gates and set in approximately 4.6 acres with 30 x 20m sand school, five stables and hardstanding, and with immediate access to local bridleway. The spacious main house has five bedrooms, is set over three floors and benefits from solar panels. To the rear there is a large sun terrace, excellent garden and views over the property's land.



Approached by electric gates with a long private driveway and very generous parking, Beyond is a wonderful opportunity to purchase an extended family home with land and outbuildings or to run as an equestrian centre.

The main house is set over three floors, on the ground floor there is a large entrance useful for coats and boots leading to two large reception rooms, a very generous kitchen / breakfast room and useful utility room. To the second floor there is a master bedroom with en-suite, two further double bedrooms and a family bathroom.

To the third floor there are two large double bedrooms and office.

Solar panels were installed in 2023 with an 8KW array and 14,5KWHR battery pack, and there is full fibre broadband to the property.

Outside the main house there is a generous sun terrace and a large garden with views.

The equestrian facilities are a 30 x 20m sand school which was re-surfaced with a poly-fibre top in 2022, which is very resistant to frost.

The five stables are by "Redmire" with power and water feeders, the main stable block being re-roofed in 2022, there is also power within the barn and shed, and a useful toilet/storage area to the rear of the freestanding stable behind the garage. There is an all weather hardstanding area giving direct access to the paddock and both fields.



At a glance

- Excellent Detached Residence With Equestrian Facilities Set In A Plot Of Approximately 4.6 Acres
- Spacious Family Home With Flexible Living Accommodation Set Over Three Floors With Fibre Broadband
- Five Double Bedrooms
- Generous Kitchen / Breakfast Room With Double Aspect
- Two Large Reception Rooms & Separate Utility Room
- Immediate Access To Bridle Way. Great Off Road Riding To North Beyond The M25
- 8 KW Array Of Solar Panels With 14.5 KWHR Battery Pack, Installed 2023
- Hardstand Area With Access To Both Fields And Paddock
- Good Access To The M25 and Gatwick
- Five Stables Plus Outbuildings

Location

Approximately 4 miles from Lingfield Village offering local shopping facilities, a choice of pubs and restaurants, Village Primary School, Lingfield Racecourse and mainline station to London Victoria. Redhill station approximately 8 miles.

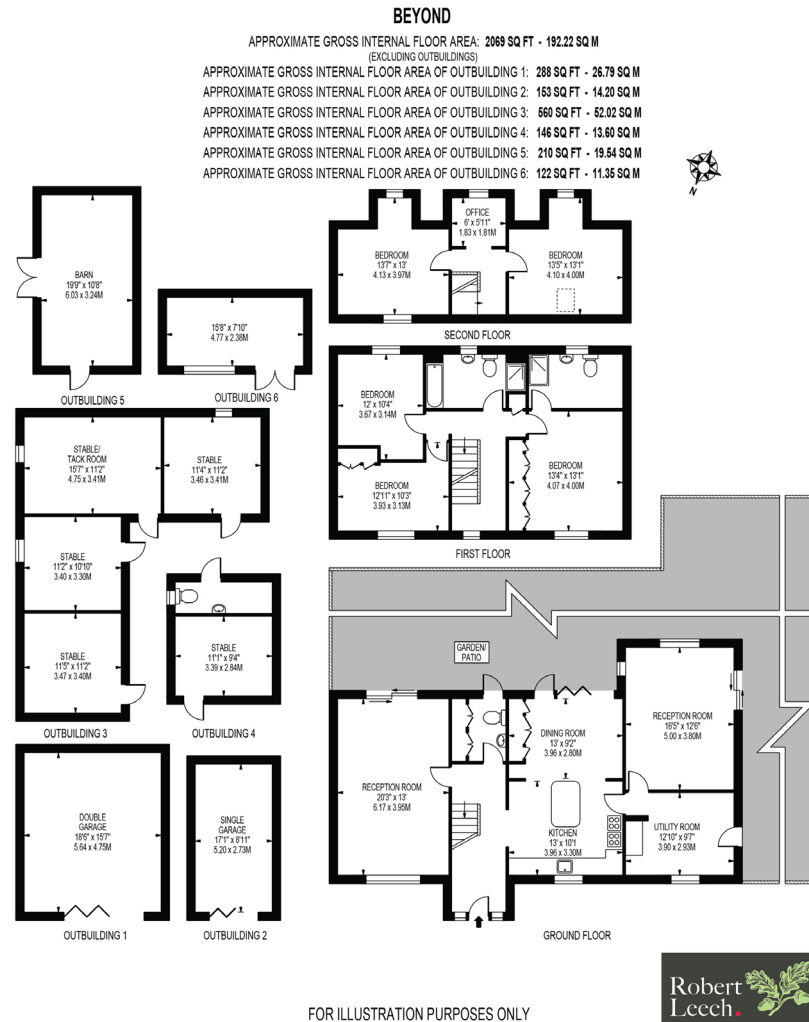
Intrigued?

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