



# EQUUS

*Country & Equestrian*



LAKE FARM EQUESTRIAN





## LAKE FARM EQUESTRIAN, Pendell Road, Bletchingley, Redhill, Surrey RH1 4QH

An impressive detached 5 bedroom barn conversion offering substantial modern contemporary family living of 3141sqft with further detached 1 bedroom annexe, 427sqft, set in 6.1 acres (\*TBV).

The property is located in Surrey on the outskirts of a village enjoying a countryside environment yet with good access to commuting links.

An electric gated entrance leads onto a private driveway flanked by paddocks culminating in a large parking area. The range of outbuildings comprise of a main stable building with 'Monarch' style loose boxes and a covered five bay horse walker plus further stables. For off road riding there are a number of bridleways in hacking distance.

The barn was converted in 2008 to a high specification & designed to maximise an ambience of spaciousness & light by including many large windows on several elevations. On the ground floor a superb open plan living room with open fireplace is a feature extending into the substantial open plan modern kitchen/dining room with bespoke units, integrated appliances and central island. Four of the bedrooms are on the ground floor, whilst on the first floor there is a large principal bedroom suite with shower room, walk in wardrobe plus galleryed study/sitting room.

The ANNEXE includes an open plan kitchen and sitting rm, double bedroom and shower. Within the surrounding grounds there is a decked dining area with outdoor swimming pool, flagstone patio and detached outbuilding with bar.

### LOCAL AMENITIES & AREA AWARENESS

The property is located on the outskirts of the charming village of Bletchingley with two convenience stores, a post office, a tea room and three excellent historic gastro pubs. The larger town of Redhill is approximately three and a half miles away and the vibrant town of Reigate with its excellent selection of shops, cafes and restaurants is approximately five miles away. There is good access to the M25 about 3.8 miles away connecting to Gatwick & Heathrow airports and for rail commuting there are fast connections from Merstham and Redhill stations with direct trains to London Victoria (35 mins), London Bridge (28 mins) as well as London Blackfriars and St Pancras. The area is recognised for having an excellent variety of schools in both the state and private sectors including Hawthorns Prep, Nutfield Priory, Health, Mercers, Caterham School, Reigate Grammar and Woldingham School for Girls, along with village primary schools.

### ACCOMMODATION

Refer to the floor plans enclosed and online.

The interior of the property is very well presented and offers modern living with a superb volumous open plan area and spacious bedrooms in all extending to just over 3100 sqft. On the GROUND FLOOR there are 4 BEDROOMS and 2 SHOWER/BATHROOMS, a CLOAKROOM plus WC and UTILITY ROOM. The substantial OPEN PLAN KITCHEN/DINING/SITTING AREA with feature fireplace is a focal point of the interior with central island incorporating a glass shelf and breakfast bar. Assorted wall and case units in oak with built in appliances, Granite worktops. Cooking Range (LPG and electric). On the FIRST FLOOR there is a further expansive galleryed living area land the MASTER BEDROOM 5 plus ENSUITE



### ANNEXE

Refer to the floor plan enclosed and online.

Located to the front of the drive is the ANNEXE which is 427sqft including an open plan SITTING ROOM and KITCHEN, double size BEDROOM with ENSUITE SHOWER ROOM. This unit is attached to the neighbouring property's stables. There is a covered area to the front with extended decking to offer some private area.

### EQUESTRAIN FACILITIES & OUTBUILDINGS

OUTBUILDING 1 STABLE BARN - currently used for a workshop and Gym with 3 stables. There is room to extend the stabling by utilising the clear area such as the gym and workshop. The whole building has also been insulated to the roof. AIR CONDITIONING, Power and lighting laid on.

OUTBUILDING 3 - two LOOSE BOXES - timber, located near the horse walker, scope to add more if required.

HORSE WALKER - covered Claydon x5 bay walker with matting.

AGENTS NOTE: formerly an outdoor riding arena was installed at the property but has since been covered over. Subject to planning it could be reinstated within the grounds.

OUTBUILDING 2 LOG CABIN - timber detached unit located at the end of the barn. Power and lighting. Log burner installed.

INTERNAL ROOM 4 - BOILER ROOM - located in the roof space on the 1st floor.

### LAND & GROUNDS

The whole site is just over 6.1 acres (\*TBV). The ground gently slopes away from the house and is mostly pasture.

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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://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>





NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)





## MATERIAL INFORMATION

TENURE: Freehold  
 PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Steel framed concrete block and timber clad.  
 NUMBER & TYPE OF ROOM/S: 3141sqft / 5 beds, 4 showers/bath - plus 1 bed annexe - see attached floor plans.  
 PARKING: Private drive and multiple off road.  
 FLOOD RISK: No.  
 LOCAL AUTHORITY: Tandridge DC / TAX BAND: G.  
 EPC RATING: Main house D 64/70 - Annex E 54/80.  
 Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

## SERVICES & OUTGOINGS

HEATING: Main house -LPG underground tank, under floor heating & radiators / SEWAGE: Private believed to be a Cesspit / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mians.  
 ANNEXE HEATING: Air source heat pump. All other services off main house utilities.  
 OFCOM - Mobile & Broadband  
 BROADBAND - Starlink throughout house.  
 MOBILE COVERAGE  
 Indoor - EE / Vodafone / O2 / Three - likely - also see useful website links.  
 Outdoor - EE / Vodafone / O2 / Three - good - also see useful website links.

## DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.
3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

## DIRECTIONS

The property is located up a private track and Google take you to a different location / point, but there is a house name sign on the lane.

WHAT THREE WORDS // [chew.oddly.towns](http://chew.oddly.towns)

## VIEWING ARRANGEMENTS

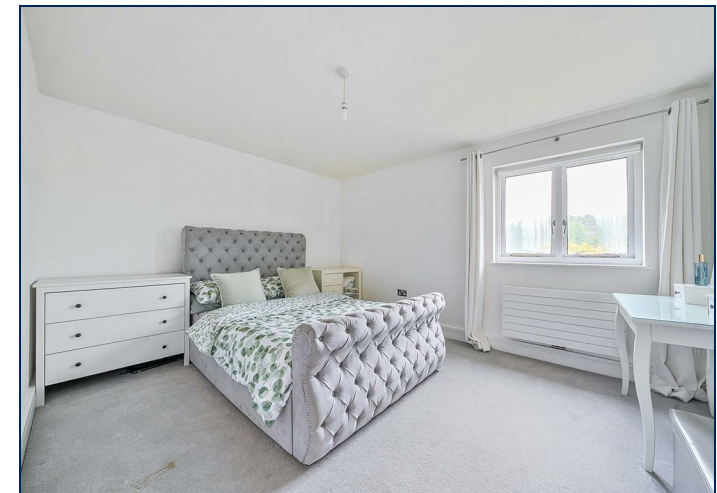
All Viewings are strictly by Appointment with the Vendors' Agent  
 Equus Country & Equestrian, South East/South West  
 T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.



**Guide price £1,650,000**

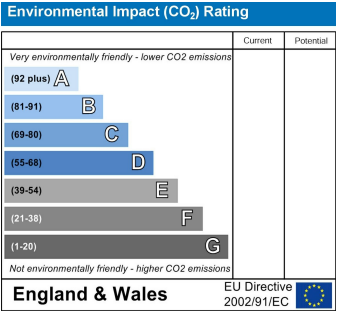
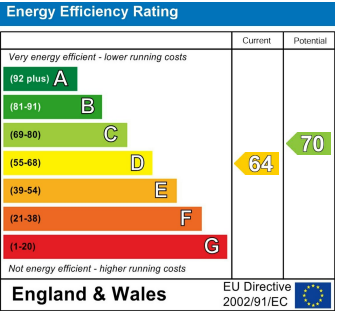




Approximate Area = 3141 sq ft / 291.8 sq m  
Limited Use Area(s) = 104 sq ft / 9.6 sq m  
Annexe = 427 sq ft / 39.6 sq m  
Outbuildings = 2259 sq ft / 209.8 sq m  
Total = 5931 sq ft / 550.8 sq m  
For identification only - Not to scale



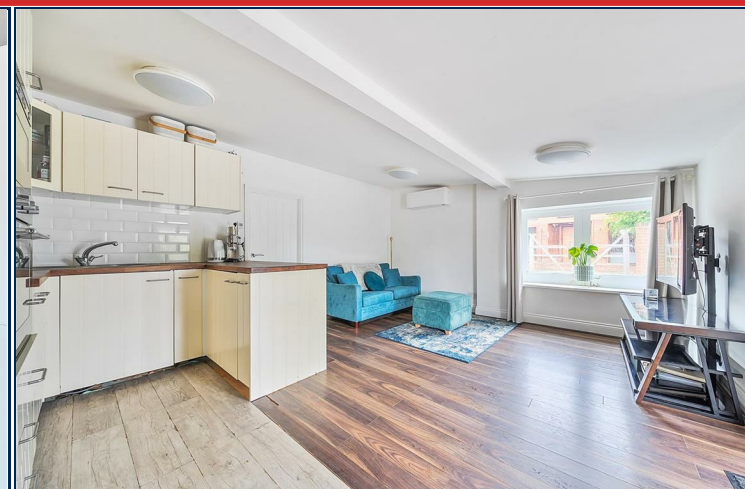
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property, REF: 1298791



PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of

