



FINE & COUNTRY
Kingswood

Woodlands Farm
How Lane, Chipstead, Surrey CR5 3LT

Property at a glance

- 40 Acre Country Estate
- Extensive Equestrian Facilities
- Six Bedrooms & Four Bath/Shower Rooms
- Two Reception Rooms With Exceptional Views
- Kitchen/Breakfast Room & Separate Utility Room
- Large Balcony Providing Outstanding Views
- Potential For Gymnasium/Cinema Room
- Triple Garage & Large Parking Area
- 14 Loose Boxes & Outdoor Arena
- No Ongoing Chain

Setting

Please note : "The Owner covenants with the Council not to use the Development outlined in red on the Plan (but excluding the dwelling house, garden, stables and outdoor arena outlined in green on the Plan) other than as arable land, woodland or pasture, including pasture for the grazing of livestock or horses, and/or use for the exercising of horses."

Location: Coulsdon South mainline and Chipstead stations are within 1.5 miles providing routes to London Bridge, Victoria, Gatwick and the south coast. Trains from Coulsdon South to London Bridge take approximately 20 minutes. Chipstead is surrounded by open countryside ideal for walking and equestrian pursuits providing good riding and exceptional hacking.

In terms of road communications the nearby A23 leads to the M25 (junction 7) and into London whilst, for the frequent traveller, Gatwick Airport is approximately 14 miles to the south. Locally there is a good choice of state and independent schools and the village is a vibrant location with a drama club and active sports clubs, including rugby, golf, tennis and football. The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes and restaurants, including Waitrose and Marks & Spencer.

£2,950,000 Freehold

Woodlands Farm

This fabulous country estate with equestrian facilities, enjoys a magnificent elevated yet secluded position with outstanding views and an exceptional level of privacy, all within easy access of urban facilities, Gatwick and Heathrow airports and within the M25.

The 40 acres estate incorporates, a 6 bedroom house measuring circa 5600 sq ft, paddocks, fields, 14 stables within an indoor complex and barns. The current owners keep a small herd of pure bred Swedish fallow deer that graze around the park.

Internally this spacious house has a wealth of exciting architectural features including an abundance of timber and exposed brick internal walls, slate floors with under floor heating, vaulted ceilings combined with hand crafted double glazed windows. Both reception rooms have vaulted wood ceilings and enjoy the commanding views across the grounds. There is a fully fitted kitchen/breakfast room, five bedrooms, two bath/shower rooms and a spacious ensuite bath/shower room to the master bedroom. To the lower floor of the main house is bedroom six with bathroom and a separate external door leading off the entrance hall. Ideal for growing teenager, house keeper, relative or au-pair.

The triple garage, deer handling facilities and machinery store are also accessed on this floor, which could be converted to a gymnasium/cinema room or similar.

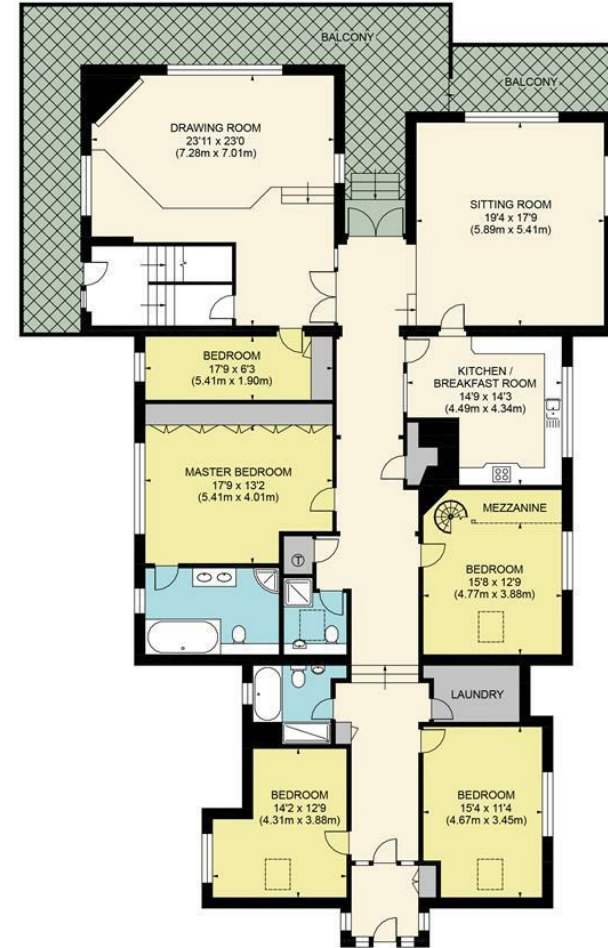
Around two sides of the property run a balcony with southerly and westerly elevations. The current owner has created a private garden, with a fabulous covered seating area and fire pit. For the horse lover, accessed via a separate road is the stables, a large purpose-built building which incorporates 14 loose boxes, washing area, office, tack room, feed room/hay loft and further isolation loose box adjoining. There is also an outdoor all-weather arena, secondary range of outbuildings/barns to the east of the main house which may be converted under permitted development rights.





GROUND FLOOR

Total Internal Area
5582 SQ.FT. 518.6 SQ.M.



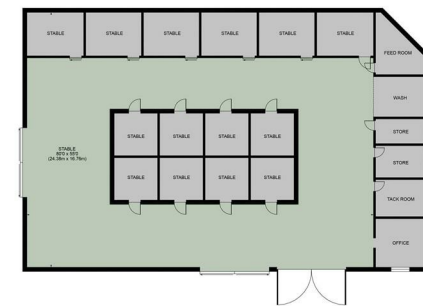
FIRST FLOOR

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		78	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



STABLES
Internal Area 5347 SQ.FT./496.7 SQ.M.

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