

# GATTON PARK STABLES



**CHURCHILL**  
COUNTRY & EQUESTRIAN

# Gatton Park Road, Reigate, Surrey, RH2 0SU

## Offers in excess of £980,000

An exciting redevelopment opportunity with full planning consent 24/00643/F for a residential 3-bedroom dwelling, the plot has electricity and water serving the existing facilities with some 12 acres of pastureland, two stable blocks of three, and access to fantastic hacking across adjoining National Trust land with miles of riding around the Surrey Hills.



## Approximately 12 acres | Planning for a c.3,200 sq ft /3 bedroom Barn Conversion | 6 stables | Machinery store | Excellent riding routes directly from the property |

Nestled off Gatton Park Road, this brick-built barn presents an opportunity to build your dream home. With full planning permission in place, to create a well-designed c.3,200 sq ft home with views over the surrounding landscape. The barn is mostly brick built and sits on a solid concrete base, offering a perfect foundation for development.

Set within 12 acres of beautiful countryside, this property is ideal for those seeking privacy and space. The surrounding land is perfect for equestrian enthusiasts, with fantastic hacking routes right from your doorstep.

The proposed development features three generously sized double bedrooms, each with its own ensuite bathroom. The master suite is large and spacious benefiting from its own dressing room. Downstairs offers an impressive open-plan layout with central staircase and a well-appointed kitchen and living spaces. There are well thought out practical additions such as a utility, boot room, pantry, good sized study and downstairs cloakroom.

### Location

Gatton Park Road, is in a sought-after area near Reigate, Surrey. This scenic and peaceful location with excellent transport links and amenities nearby. The property is close to the renowned Gatton Park, a beautiful historic estate with parkland, woodland, and lakes, ideal for walks and outdoor activities.

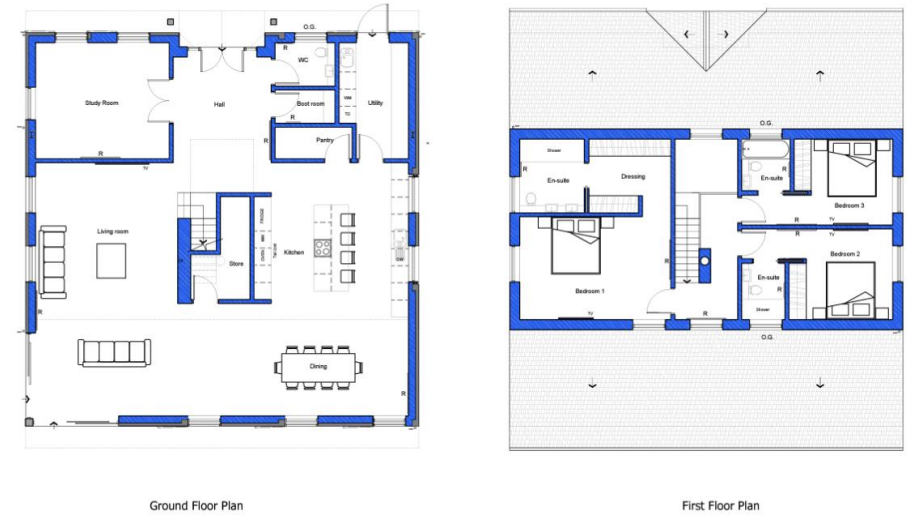
Reigate town centre, just a short drive away, provides a wide range of shops, cafes, restaurants, and excellent schools. For commuters, the property offers easy access to the M25 (Junction 8) and A23, providing quick connections to London, Gatwick Airport, and the wider motorway network. Reigate and Redhill train stations are also nearby, offering regular services to London Victoria and London Bridge.

The area is ideal for those who enjoy a rural lifestyle with the benefits of modern amenities, outdoor activities, and excellent connectivity.





Proposed Elevation



Proposed Floor plan

Approximate Area = 209.2 sq m / 2252 sq ft  
 For identification only. Not to scale.  
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Existing floor plan



Proposed Site Plan

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the particulars or Conditions of Sale or not.

Viewing Strictly by appointment.

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