

CHEVAL COURT STUD
SURREY

CHURCHILL
COUNTRY & EQUESTRIAN

Cheval Court Stud, High Road, Chipstead, Surrey, CR5 3SD.

A superb equestrian property set within some 44 acres. The substantial 5-bedroom home enjoys exceptional privacy, stunning countryside views, excellent equestrian facilities, a 2 bedroom grooms accommodation and three further one-bedroom accommodations. The grounds include formal and informal gardens, pockets of woodland and paddocks.

In beautiful surroundings in Surrey well connected to nearby towns, villages and London.

- **Impressive 5-bedroom home rich in history**
- **Extensive equestrian facilities**
- **23 spacious stables across three separate yards**
- **Set within some 44 acres on green sand**
- **4 bath/shower rooms**
- **Substantial principal suite**
- **Boot room**
- **Driveway with plenty of parking for multiple vehicles and garaging for up to 5 cars**
- **Formal gardens and expansive lawns**
- **Further accommodation comprises; a well-presented 2 bedroom grooms accommodation, and *three* further one-bedroom accommodations**
- **Scope for further extension subject to consents**



The Property

A remarkable period home steeped in history and brimming with character. Originally constructed around 1905 by Mr Gall—the builder responsible for dismantling London’s Newgate Prison—this distinctive residence was crafted using reclaimed materials from the infamous 12th-century prison, now the site of the Old Bailey. The result is a property rich in authentic Tudor Manor House charm, featuring stone and brickwork, antique inset beams, wood panelling, and grand fireplaces.

Inside, the house has been sympathetically extended and restored, offering generous and well-appointed accommodation ideal for modern family living. Highlights include a bespoke farmhouse kitchen with Aga stove, an impressive entrance, large boot room and luxurious period-style bathrooms and shower rooms throughout.

Approached by a gated driveway the house has plenty of secure parking for multiple vehicles in addition to a four-car garage, above which there is a studio flat, ideal for staff or sub-letting. There is also a large single garage with cellar and oak framed covered parking.

The gardens have been meticulously maintained with a range of lawned gardens and landscaped flower beds and patio areas to the rear and side of the property.

Further accommodation includes a well-presented **2-bedroom**, 2-bathroom grooms’ accommodation with open plan living room and kitchen and a further, **large one- bedroom** modern accommodation above, with wooden cathedral and good kitchen. A **one-bedroom** detached studio and a further **one-bedroom** studio above the garage.

Equestrian facilities

The former stud yard of Lester Piggott is currently run as a dressage yard and livery business with some 23 stables, 60m x 20m outdoor arena and excellent grooms’ accommodation.

- 23 stables across four separate yards (including one smaller isolation yard)
- 60m x 20m outside arena
- Wash bay
- Covered and matted 5 horse walker
- Grass riding paddock
- Covered grooming bays
- Private hacking track to the perimeter of the paddocks
- Full size lunge pen
- Excellent grazing, on sandy soil for year-round turn out with mostly post and rail fencing
- Parking for ample vehicles and horseboxes
- Utility room and office
- Well-presented 2-bedroom, grooms’ accommodation
- Easy access to London, M25, M23, Gatwick









High Road, Chipstead
 Total Area: 681.0 m² ... 7330 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, qualifications, fixtures, fittings and any other data shown are an approximate representation for illustrative purposes only and are not to scale.
 No responsibility is taken for any error, omission, misstatement or use of data shown.



Location

The property is remarkably well connected—just 17 miles from London and in good proximity from the M23/M25 interchange, providing swift access to Gatwick and Heathrow airports, as well as coastal ports. Coulsdon South Station, under 3 miles away, offers fast rail services to London Bridge and Victoria in approximately 25 minutes, with additional connections via the Gatwick Express from nearby Merstham.

The surrounding area offers a wide range of amenities, with nearby Reigate, Coulsdon, and Banstead providing excellent shopping and dining options. The location also boasts a superb choice of renowned schools, including Whitgift, Reigate Grammar, Epsom College, and Caterham School. Ideal for active lifestyles, the area features championship golf courses at Kingswood, Walton Heath, and RAC Epsom, along with local cricket, rugby, and football clubs. Cultural venues, gyms, and gastro pubs are in abundance, while the surrounding countryside is perfect for walking, cycling, and equestrian pursuits.

The nearby village of Chipstead retains its traditional charm, complete with a Norman church, village pond, local pubs, and a popular annual flower show and fete.

Further Information

Services: All mains services.

Local authority: Reigate and Banstead Borough Council

Tax Band: H

EPC: Band E

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.





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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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