



CHEVAL COURT STUD
SURREY

CHURCHILL
COUNTRY & EQUESTRIAN

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

A superb equestrian property set within some 39 acres. The stud provides excellent equestrian facilities, a 2 bedroom grooms accommodation and two further one-bedroom accommodations.

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.

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

- Set within some 39 acres on green sand
- 23 stables across four separate yards (including one smaller isolation yard)
- 60m x 20m outside arena and Full size lunge pen
- Wash bay
- Covered and matted 5 horse walker
- Grass riding paddock
- Covered grooming bays
- Private hacking track to the perimeter of the paddocks
- Excellent grazing, on sandy soil for year-round turn out
- Parking for ample vehicles and horseboxes
- Utility room and office
- A well-presented 2 bedroom grooms accommodation, and two further one-bedroom accommodations
- Easy access to London, M25, M23, Gatwick
- Well-connected location just 17 miles outside of London

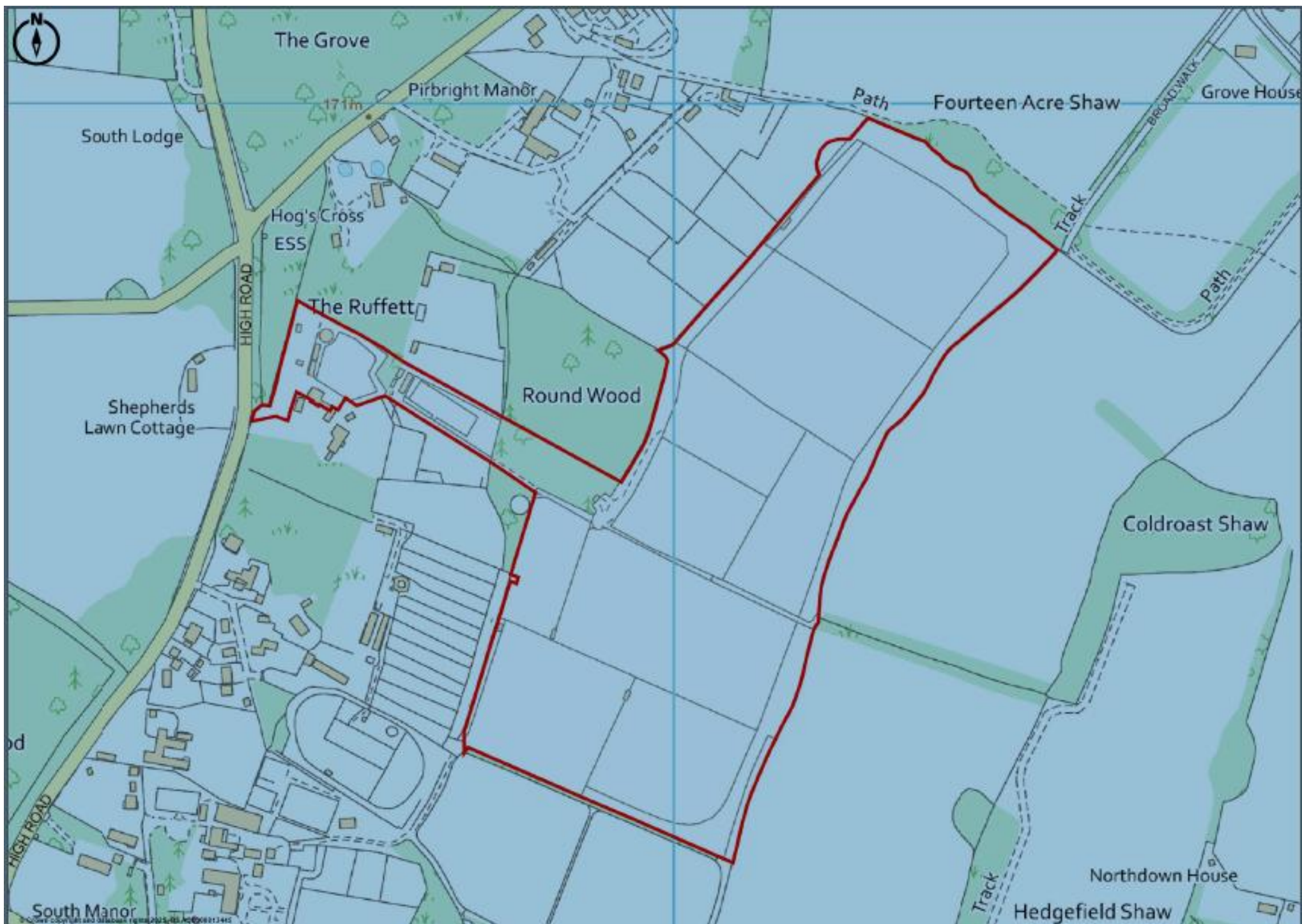
Location

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.

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

Local authority: Reigate and Banstead Borough Council

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.