



Sales information leaflet

**Silver Birches, Effingham Rd,
Horley, RH6 9RP**

Sell your property with confidence

Silver Birches, Effingham Road, Burstow, RH6 9RP



Key Features

- 4 Bedroom detached equestrian property
- Approximately 4.68 Acres (Can be extended to 5.319 Acres)
- Tenure: Freehold
- Sliding electric gated entrance
- Air-conditioned throughout
- Fourth bedroom available upon request

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The site is approximately. 4.68 acres (*TBV). Title number SY280498. The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Connect UK 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 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 exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents, restrictions, and/or history.

**Red exclusion area is available as part of the sale if requested, please contact us for more details.*



Floor Plan



Further Information

Tenure: Freehold

Local Authority (Housing): Tandridge District Council

Planning permission(s): Granted for rear extension

Services: Mains services connected. Solar panels to the roof which any excess returns to the national grid. BT internet connection.

Tax Band: G

EPC Rating: D 58/68. NUMBER 3639-1724-1000-0631-5296. Valid until 22nd of April 2031. Full ratings & advisories/estimated costs are now online at the .gov web site.

Viewing Arrangements - All Viewings are strictly by Appointment with the Vendors' Agent, Connect UK Sales Ltd.

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Property Description

This well-equipped 4-bedroom equestrian property is fit with air-conditioning and solar panels, is set in 4 acres(*TBV) with great facilities including 60m x 25m Olympic size arena (sand/rubber surface), secure workshops/ storage, purpose built wooden greenhouse, and a stable block of 2 loose boxes with a secure tack room, all within the gardens, grounds and paddocks.



The detached family home of 4 double bedrooms, occupies a semi-rural position set back from the road and is entered via modern sliding electric gates. This leads onto a wide private driveway which permits spacious parking for Equestrian & domestic vehicles.

A former garage (set to the side of the property and drive) which can be used as a workshop with mezzanine floor above for storage. This outbuilding is suited for conversion to a home office / ancillary accommodation subject to the usual consents.



The property is well located for those with competitive equestrian interests with several venues within easy reach including Felbridge and Ardingly Show grounds, Golden Cross Equestrian Centre, horse racing at Lingfield Park, and Hickstead all England showjumping Course.

East Grinstead is the nearest town and is known as the capital of the historic High Weald and is located at the meeting point of the four counties of East Sussex, Kent, Surrey and West Sussex.



The area is convenient to the famous Ashdown Forest, which offers a selection of local beauty spots and attractions within easy reach. The most popular of these including, Winnie the Pooh Country and Bluebell Vintage Steam Railway. The village of Lingfield well known for its famous racecourse is also nearby and includes a range of shops, a primary school and various pubs and restaurants. There are numerous schools located in the local facility to the property with Trinity Oaks primary school & Oakwood secondary in Horley to Estcots primary school and Imberhorne secondary school.



Property Description: Ground Floor

Entrance hall – Two under-stairs cupboards which includes coat hanging space, doors to the sitting room, kitchen, and reception.

Sitting room – Spacious room with stone fireplace, six wall-mounted lights, TV aerial and telephone point, also features double glazed French doors to garden.



Reception – Open fireplace, double glazed French doors opening to the utility room.

Utility room/conservatory – Ceramic tiled flooring, laminate work surface with cupboards and space with plumbing for washing machine under, double glazed French doors to garden.

Cloakroom - White low-level WC, wall mounted gas fired boiler for water & central heating system.



Kitchen & Breakfast Area – Comprehensive range of units comprising of bowl and a half sink unit with mixer tap set in roll-top laminate work surface.

Cupboards are spaced well with plumbing for dishwasher within. Further to this, there is integrated refrigerator and freezer, tall storage cupboard to one end, range of wall mounted cupboards and extractor unit over hob with electric oven.





Property Description: First Floor & Outhouses

Bedroom 1 & 2 – Both spacious double bedrooms with natural light.

Shower room – Jack & Jill doors with modern suite and walk in shower.

Bedroom 3 – Small double bedroom with access to bathroom.

Bedroom 4 - Small double bedroom with access to the landing and bathroom.

Bathroom – comprising of bath with mixer taps, wash basin, WC, glazed tiled shower cubicle, airing cupboard housing cylinder with shelving over.

Equestrian facilities (*refer to the layout plan*) - 60m x 25m - Olympic size outdoor arena with rubber and sand surface membrane.

Workshop – Large workshop set in the grounds of the garden with large windows for natural light and access to the storage shed for garden equipment.

Stable block – A detached block of 2 loose boxes with tack room located on entry from the rear garden and set a short distance from the paddocks and riding arena.



Additional Images: Exterior & Outhouses

Workshop



Garage/Outhouse (Adjacent to property)



Stables



Additional Images: Sand School & Grounds

Sand School



Rear Field & Garden



Rear Extension CGIs

Planning permission has been granted for a rear extension of the property, below are some CGI designs of the approved works.





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