



# EQUUS

*Country & Equestrian*



MILLBURY COTTAGE



## MILLBURY COTTAGE, Beech Farm Road, Warlingham, Surrey CR6 9QJ

No Chain - Attractive detached 3/4 bedroom period home (unlisted) set in 7.28 acres (\*TBV) of pastureland with equestrian facilities and outbuildings located in a prime Surrey location surrounded by a rural landscape with easy access to bridleways & country walks. For those interested in earning some income from the land there is planning permission granted to run a 'Glamping Site' at the location if desired.

Current equestrian facilities inc: stables, store/tack room and 20m x 60m riding arena. Among the other outbuildings there is a detached home office offering scope to adapt/replace as annexe accommodation (subject to permissions).

The house itself is of attractive brick & flint elevations and offers on the Ground Floor - Sitting room with wood burning stove, Bedroom 4/Dining Room with fireplace, Conservatory, vaulted kitchen, downstairs shower room/WC and on the First Floor 3 bedrooms and family bathroom. Plus certificate of lawfulness for the erection of a single storey extension.

The whole occupies an elevated rural position, with no near neighbours, approached off a lane yet in convenient distance to local amenities at nearby Warlingham as well as fast commuting links with mainline rail station at Upper Warlingham, services to London Victoria & access to the M25 at junction 6 Godstone.

### LOCATION & AREA AWARENESS

The property occupies an elevated rural location with lovely views to the rear yet is in convenient distance to local amenities and commuting links. The village of Warlingham (2 miles) boasts a Sainsbury's supermarket and the town of Oxted (5.1 miles) has a wider range of shops, restaurants and recreational facilities including a leisure centre. The picturesque village of Westerham is 6.8 miles with attractive village green and excellent range of restaurants. The nearest mainline station is at Upper Warlingham around 3.7 miles away providing a 36 minute service to London Victoria and London Bridge. East Croydon Station is approximately 5 miles away with trains taking about 16 minutes to London Victoria and additional services to London Bridge, City Thameslink, Gatwick Airport and the South Coast. The M25 is easily accessible at junction 6 Godstone (Gatwick Airport 16 miles) as is the A22 trunk road which provides access into central London (18 Miles). There are a wide range of excellent schools in the vicinity including a primary school and Prep School at Warlingham, Hazelwood school, Oxted State School, Woldingham Girls School, Caterham School and Woodlea Junior school. There are numerous leisure amenities in the locality including sports and recreational clubs, tennis and golf at North Downs, Tandridge, Farleigh Court and The Woldingham. The location is renowned for being surrounded by Green Belt countryside offering a network of footpaths, cycle trails and bridleways to enjoy.

### ACCOMMODATION-refer to the floor plan

The property is dated 1863 with a plaque on the front wall and appears to have always been one property rather than two cottages converted

into one.

**GROUND FLOOR:** A front door leads to the stairs with the public room off to one side. The SITTING ROOM is large and on two aspects with a feature central fireplace with wood burning stove. On the right there is BEDROOM 4 or if desired DINING ROOM with feature fireplace. The vaulted KITCHEN has an array of wall and base units with a tiled floor and spaces for white goods et cetera. Downstairs cloakroom including a walk in shower, WC and wash hand basin. Attached to the kitchen is a small corner CONSERVATORY with door out to the rear garden and side entrance. **FIRST FLOOR** - Stairs to first floor with 3 BEDROOMS, FAMILY BATHROOM with bath, WC and wash hand basin and tiled walls.

### PLANNING PERMISSIONS PRINCIPAL DWELLING etc

**CERTIFICATE OF LAWFUL USE FOR DEVELOPMENT (PROPOSED).** The Tandridge District Council as District Planning Authority under the provisions of the above hereby certifies that: - Erection of single storey rear extension (Certificate of Lawfulness for a proposed Use or Development). At, Millbury Cottage, Beech Farm Road, Warlingham, Surrey, CR6 9QJ. In accordance with the application registered by the Council on 29 July 2022, is LAWFUL within the meaning of Section 192 of The Town and Country Planning Act 1990 (as amended) because the proposed development complies with the permitted development rights under Class A of Part 1 of Schedule 2 of the of the Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission is NOT required Development is permitted by Class A subject to conditions. **FULL CERTIFICATION ON THIS SUBJECT PLEASE CONTACT THE AGENT - EQUUS PROPERTY.**

### EQUESTRIAN FACILITIES/OUTBUILDINGS

Refer to the plans online for sizes and shape of stables and outbuildings. Power and lighting to most buildings. Water on yard.

**OUTDOOR RIDING ARENA:** 20m x 60m with rubber and sand surface. Not post and railed. Also access from the stables as well as separate access from the main road.

**STABLE BLOCK:** 3 Timber loose boxes on concrete, currently 2 stables have been knocked in to one room with lined walls and used as a music studio (easily converted back to stables). The 3rd stable remains as a stable currently used as store room.

**MAIN WORKSHOP:** Large room with central work island and concrete floor.

**HAY BARN:** Steel and timber constructed on concrete.

**STORE & HAY BARN / STORE:** Located directly behind the stables and also on concrete.

**DETACHED HOME OFFICE** with WC/wash hand basin and kitchenette with drainer/sink. Adjacent **GARDEN SHED** and further recently installed timber framed **GREENHOUSE** located to the side garden.

### LAND & GROUNDS

**AREA DESIGNATION:** Green Belt. Just outside an Area of Outstanding Natural Beauty (AONB). The whole is 7.28 acres (\*TBV). There are three Land Titles, the house and garden, the riding arena with some pasture





and the third title is the level pasture. The acreage stated at the property is \*TBV – (To Be Verified), which means that the land has not been formally measured by Equus and 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.

#### MATERIAL INFORMATION & SERVICES.

TENURE: Freehold

PROPERTY TYPE: Detached.

PROPERTY CONSTRUCTION: Brick with flint facing.

NUMBER & TYPE OF ROOM/S: 4 bedrooms / 2 receptions / 1 bath room & 1 shower room - see attached floor plan/s.

PARKING: Multiple off road private drive & parking. FLOOD RISK: Not in a flood Zone. LOCAL AUTHORITY: Tandridge. TAX BAND: F

EPC RATING: F 27/92. Cert No 5190-2533-0822-4195-3993. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

#### SERVICES

HEATING: Oil fired (new boiler). SEWAGE: Private (cesspit). WATER SUPPLY: Mains. ELECTRICITY SUPPLY: Mains. BROADBAND: see useful website links.

Information from Ofcom and may vary.

MOBILE COVERAGE: Indoor EE likely. Outdoor EE, O2, Three, Vodafone likely. See useful website links. BROADBAND: Standard 13Mbps. See useful website links.



#### HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: [www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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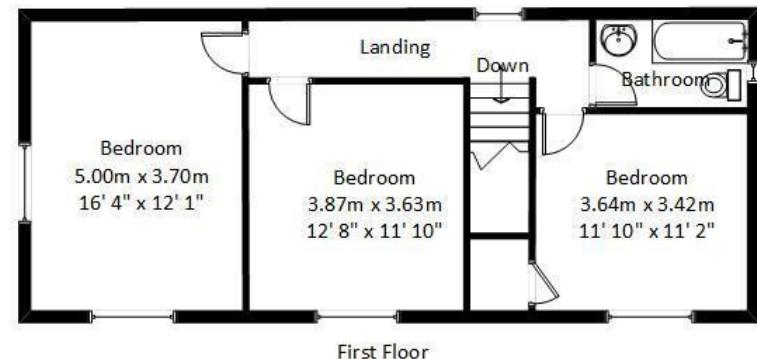
#### DIRECTIONS

From the Limpsfield Road B269 junction on to Beech Farm Road, continue along Beech Farm Road for 0.5miles and the property is on the right.

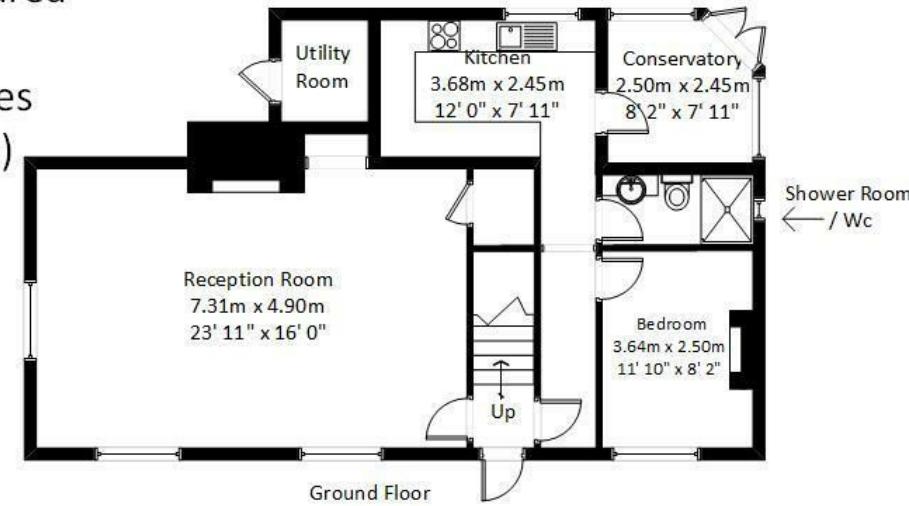
**Guide price £1,150,000**



## MC - CR6



Gross internal floor area  
approximately  
137.6 square metres  
(1481 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.  
Invicta EPC  
www.invictaepc.com  
email: rwood@invictaepc.com

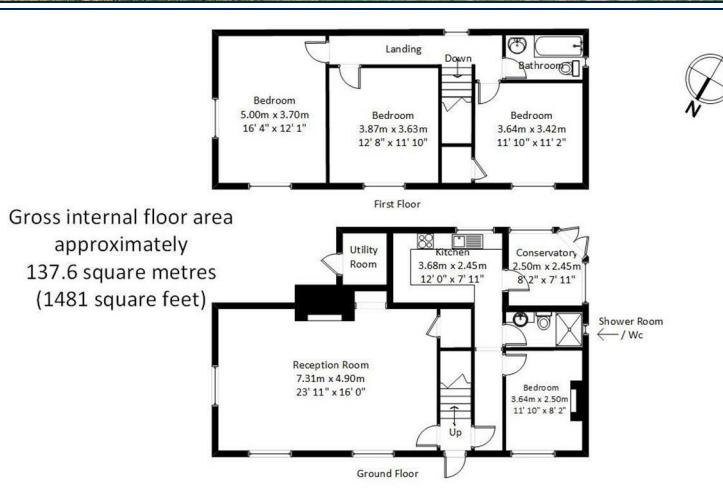
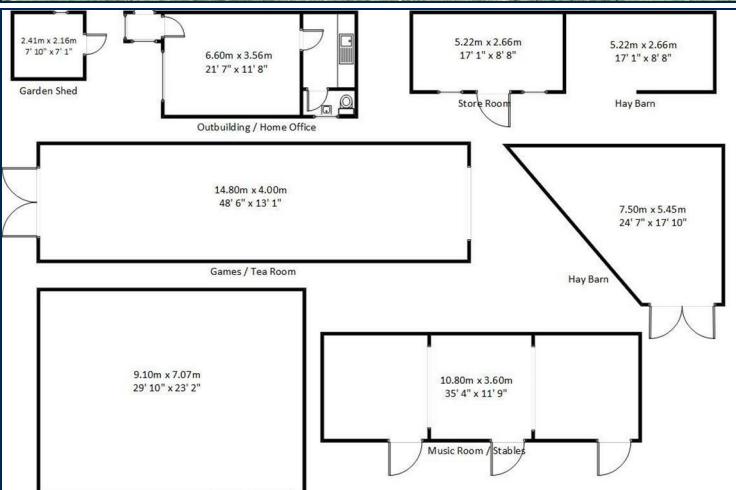


Energy Efficiency Rating	
Very energy efficient - lower running costs	93
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	27
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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