

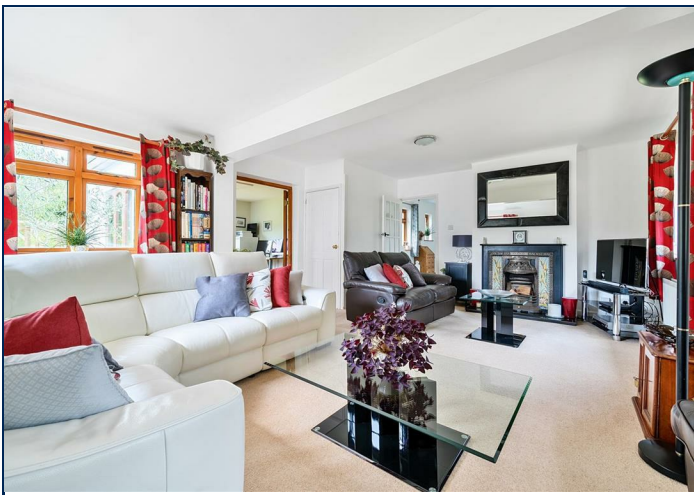


# EQUUS

*Country & Equestrian*



**FIDLERS COTTAGE**



## FIDLERS COTTAGE, Lower South Park, South Godstone, Surrey RH9 8LF

**U N D E R O F F E R** - A detached two storey property plus second detached single storey annexe, set in 5.8 acres (TBV\*) of gardens/grounds & pasture within an idyllic rural enclave enjoying direct access to fantastic off road riding on Bridleways and country walks with no road work required.

The MAIN accommodation comprises of a well presented two storey cottage including GROUND FLOOR - large sitting room (feature fireplace), DINING ROOM modernised KITCHEN & CLOAKROOM.

FIRST FLOOR - Large 1 double BEDROOM & BATHROOM.

Detached single storey ANNEXE offering well-presented further accommodation including 2 BEDROOMS with SHOWER ROOM / WC & wash hand basin.

This unique property offers all sorts of options for equestrian use/smallholding/ 'Air B & B' or is perfect for those seeking a modest sized country home with ancillary family / guest accommodation.

Set along its own drive accessed from a long private lane the whole is surrounded by farmland offering a chance to get away from it all yet perfectly located for fast commuting to London/M25 Motorway.

OUTSIDE there is a large DETACHED DOUBLE GARAGE with log store, further GARDEN MACHINE STORE. Formal recently resurfaced gravel driveway with wrought iron gates and fencing all surrounded by lovely well stocked gardens with many mature specimen trees & shrubs as well as a pretty wildlife pond. For those with equestrian interests there is ample space to add stabling and a riding arena at the location (subject to permissions).

### LOCATION & AREA AWARENESS

The property is situated within its own rural enclave in Green Belt countryside in the idyllic Lower South Park area, south of Godstone Village with its picturesque village green and pond, local shops catering for everyday needs and a selection of inns and restaurants.

The larger centres of Reigate and Oxted are just a short drive, with Central London just 22.7 miles away. The property has excellent communications, with the A22 providing easy access to the M25 which in turn offers quick access to Central

London and Heathrow Airport. Equally the M23 provides fast access to Gatwick Airport and the south coast. There are fast and frequent trains which provide easy daily travel to London, from Godstone, Redhill or Oxted connecting to Victoria and London Bridge. There is a wide variety of sporting facilities in the area including golf at the Royal Ashdown, Tandridge, and Holtye as well as Horse racing at nearby Lingfield Park. The area also has excellent local schools which include prep schools as public schools at Woldingham, Tonbridge and Sevenoaks.

For those with equestrian interests the property occupies a prime location with immediate access to bridleways offering miles of hacking out with no road work required. The area also has a range of show centres within easy horsebox distance such as Felbridge, Hickstead and Ardingly South of England Showground.

### MASTER ACCOMMODATION-refer to the floor plan

MAIN PROPERTY - accommodation - SITTING ROOM - with working fireplace and hearth. double doors to DINING ROOM with double French doors out to garden, solid oak floorboards. Under stairs cupboard, electric meter, alarm panel and electric distribution board. KITCHEN - granite work-surfaces with stainless steel sink, LPG gas four burner hob, fitted electric oven / grill. FIRST FLOOR - airing cupboard with water storage heater and shower pump. BEDROOM 1 - double aspect with views over the gardens. EN-SUITE bathroom and shower room into eaves with feature round window.

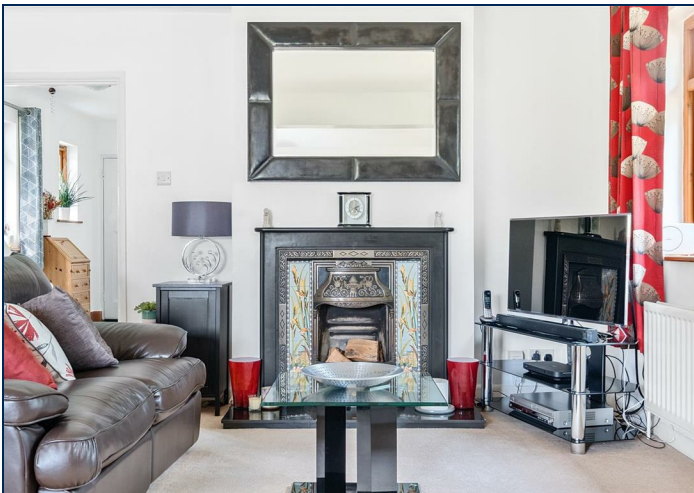
### SINGLE STOREY COTTAGE/ANNEXE

Secondary Detached cottage offering 2 DOUBLE BEDROOMS plus SHOWER ROOM: fully tiled and WC. - views over the gardens and grounds with doors out to a pathway leading to the main dwelling.

### GARDENS, LAND & GROUNDS

The gardens and grounds with well stocked beds and picturesque wildlife pond are a big feature of the property as is the tranquillity and seclusion of the stunning rural location. An abundance of different tree specimens offer year round colour and include: a Willow tree, oak, eucalyptus, Gingko, Weeping Willow, goat willow, maple, Scots pine, Silver Birch, Rowan, Beech, Chestnut, Apple etc.

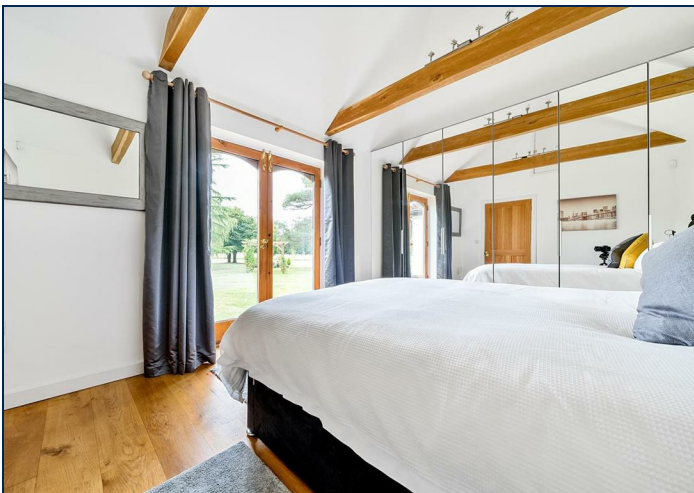
The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



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



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 against the Land Registry Title 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 titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

**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)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

**MATERIAL INFORMATION & SERVICES**

TENURE: Freehold  
 PROPERTY TYPE: Detached.  
 PROPERTY CONSTRUCTION: Brick.  
 NUMBER & TYPE OF ROOM/S: 3 bedrooms / 2 bath-shower / 2 receptions. See attached floor plans.  
 PARKING: Multiple off road via private drive  
 FLOOD RISK: Zone 1. Little or no flooding.  
 TENURE: Freehold  
 LOCAL AUTHORITY: Tandridge District Council, Station Road East, Oxted, Surrey, Tel – 01883 722000  
 TAX BAND: E  
 EPC RATING: E 41/81. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>  
 SERVICES  
 HEATING: LPG gas 2000 litre. Immersion heater and solid fuel Rayburn for winter

months. LPG gas boiler for central heating.  
 SEWAGE: Private, newly installed 2021 treatment plant.  
 WATER SUPPLY: Mains.  
 ELECTRICITY SUPPLY: Mains.  
 BROADBAND: see useful website links.  
 MOBILE COVERAGE: see useful website links.

**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)

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

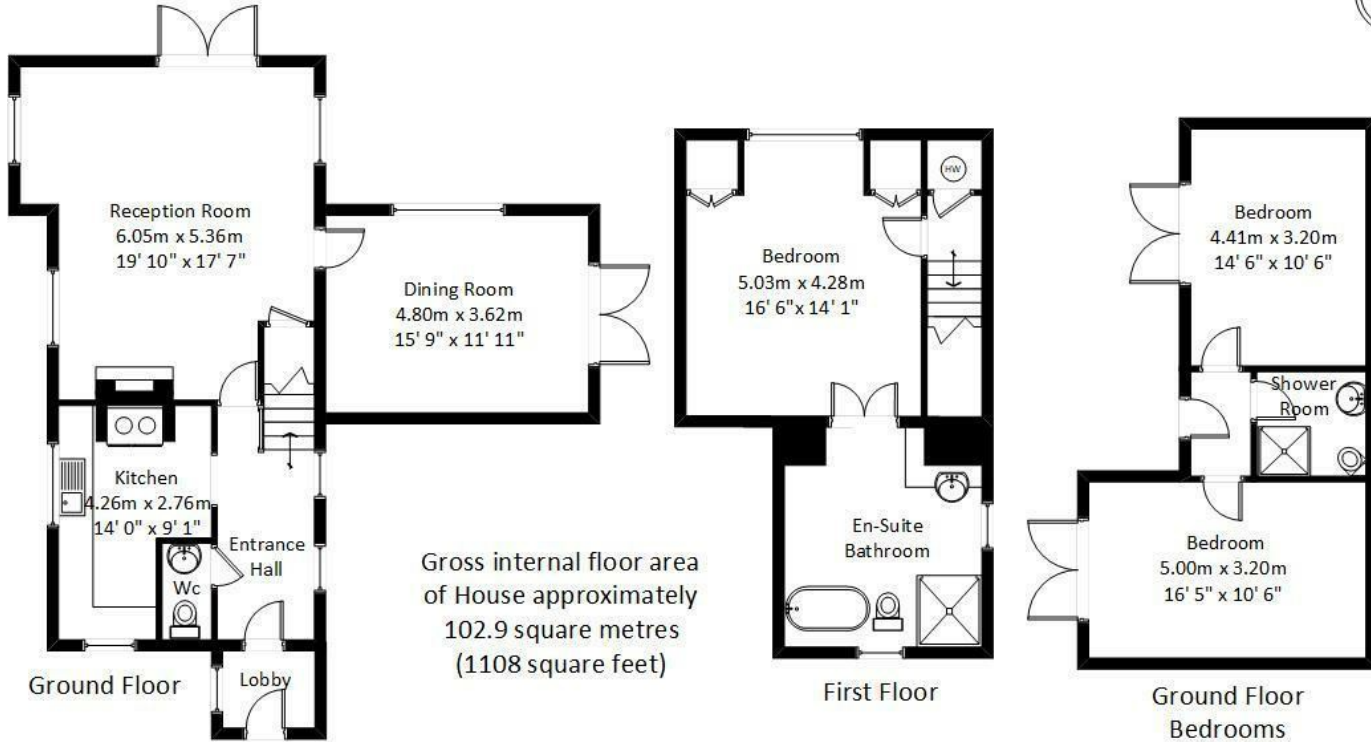
**DIRECTIONS**

Take the M25 and exit Junction 6 for Godstone, at the roundabout take the turning for the A22 (Godstone bypass). Continue for approximately 4.5 miles, turn right onto Carlton Road opposite the Tenting & Camping outlet. Continue over one speed hump and turn right. Continue over two further speed humps and turn right into farm road. Continue on the tarmac lane around a right hand bend and after a short distance a left hand bend keeping open green fields to your left. After a short distance the tarmac runs into a concrete surface; continue approx 200 metres and the property drive is on the left just beyond a large tree with the name of the property on the right hand gate post. N.B. Sat Nav sometimes does not take you the last half mile to the property so final directions - ignore the sign for Fidlers Grove, Fidlers Grove Farm etc. after the 200m on left there is a sign for Fidlers Lodge and Fidlers Cottage is next to a wooden gate - turn left through the wrought iron gates into the property then go 70 metres up the drive to a parking area in front of the garage .

**Guide price £1,045,000**



# Lower South Park, South Godstone, RH9 8LF



Gross internal floor area of House approximately 102.9 square metres (1108 square feet)

Gross internal floor area of Annexe approximately 36.1 square metres (389 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

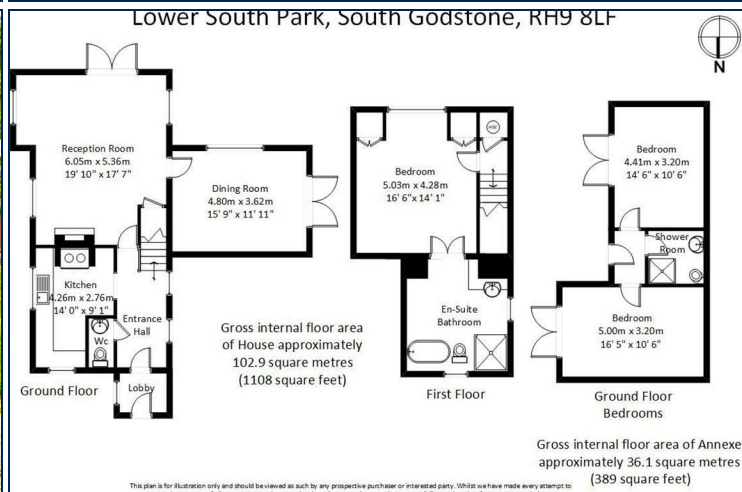
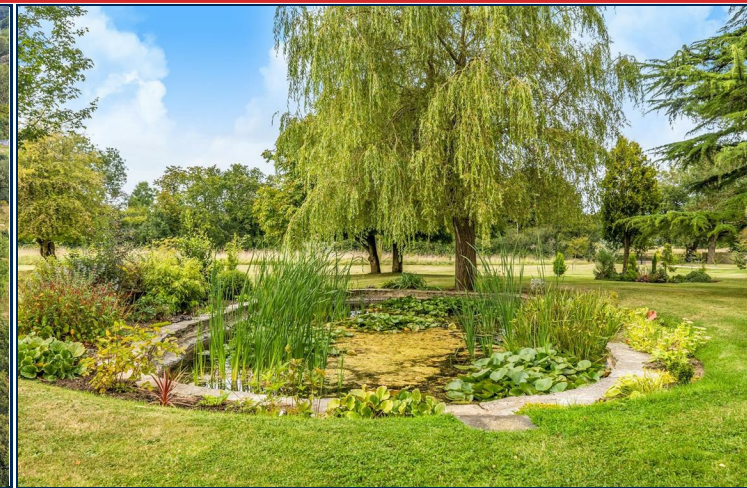


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>41</b>	<b>81</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

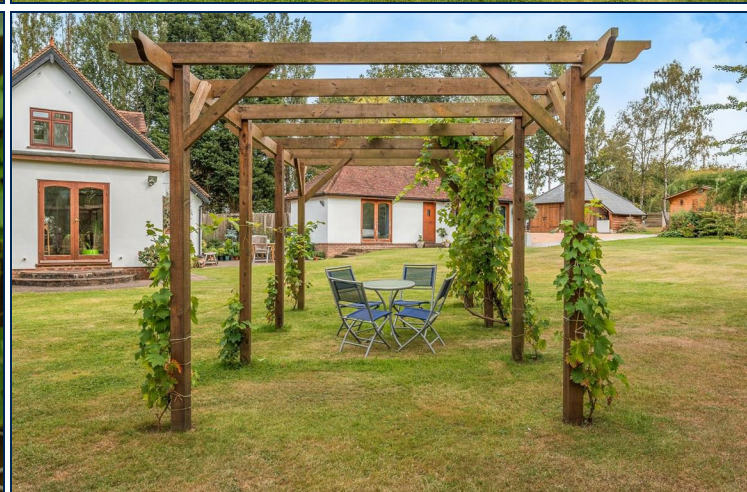
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>55</b>	<b>90</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



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

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and  
FARMS.co.uk

