



Near Lingfield, Surrey

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A distinctive 5 bedroom oak clad barn conversion with extensive equestrian facilities including 10 box stable yard and outdoor arena, all set in about 6.75 acres with views over own land.

This single storey residence was converted from an agricultural building by the present owners in 2018, creating a contemporary barn home. The accommodation, which has the benefit of gas fired underfloor central heating, is extremely adaptable to a purchaser's requirements and includes four bathrooms and a second kitchen. Exposed oak beams, vaulted ceilings and double glazed window space create a bright and airy atmosphere. The large open plan living area is ideal for entertaining guests, or private family time.

Stepping outside, there is an above ground swimming pool, adjacent Pool House, currently arranged as kitchen/living area, opening to a further room with open plan shower and double doors to garden. The EXTENSIVE EQUESTRIAN FACILITIES are a convenient distance, opposite the main residential barn. The 10 box yard, hay barn and additional outbuildings are a haven for equestrian enthusiasts. For training and exercise, there is a floodlit OUTDOOR 40M x 20M ARENA. An adjacent bridlpath provides hacking directly from the property.



Main Barn

Entrance Porch, heavy oak medieval style double doors, opening to:

Magnificent Double Aspect Living Area/Kitchen Breakfast Room, heavy exposed timbers. Kitchen area with matching base and wall cupboards, granite work surfaces with inset sink. Range cooker, integrated dishwasher and washing machine

Utility Room with base units, in-built washing machine and tumble dryer, dog/boot shower, door to garden

Principal Bedroom Suite, extensive range of 'Sharps' in-built wardrobes, double doors to garden, en-suite bathroom including roll top bath

4 Further Bedrooms, 3 with 'Sharps' in-built wardrobe cupboards

Family Bathroom, white suite including roll top bath

Additional Reception Room/Kitchen, door to garden, door to:

Shower Room

Wet Room with WC and hand basin

Outside

- Private driveway with automatic gates
- Courtyard area



Equestrian Yard

- Double garage
- 12 timber loose boxes in 4 blocks with auto fill drinking units. Partitions lined with kickboards supplied by stablesonline.co.uk
- Tack/feed room, hot & cold water supply, plumbing for washing machine (garage, stables & tack room are all oak framed)
- Hay barn
- 2 adjacent storage barns
- 4 bay electrically operated HORSE WALKER
- Power and water supply to yard
- 40m x 20m floodlit OUTDOOR ARENA

Pool Area

- Pool, above ground, timber decking and lawned surround
- Detached Pool house

Land

- The land is currently arranged as 10 paddocks with water troughs
- Secondary access leading directly to bridal path for hacking
- In all, the land extends to approx 6.75 acres

Location

The property is located just over 2 miles from the picturesque village of Lingfield which offers local shopping facilities, and the renowned Racecourse. The old market town of East Grinstead is about 4 miles away, with cinema, leisure facilities and a good choice of supermarkets, including Waitrose.

For commuters, Lingfield station offers a service to London Victoria in 49 minutes. Three Bridges Station (at Crawley) has a fast service to Victoria and London Bridge in 36 minutes, and a service to St Pancras from 55 minutes. Gatwick airport is about 9 miles distant.

Freehold

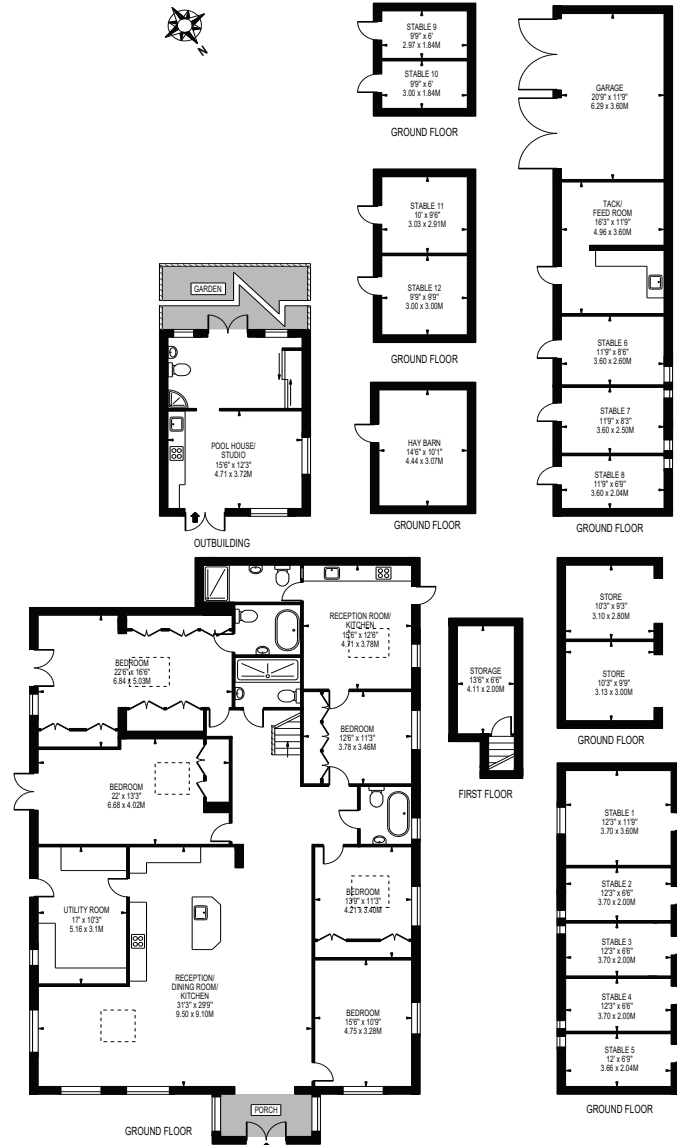
Gas fired central heating
Double glazed windows
Private drainage
Council tax band A
Local council: Tandridge





SWEET BRIAR STABLES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2841 SQ FT - 263.90 SQ M
(INCLUDING GARAGE, STABLES, TACK/ FEED ROOM, HAY BARN, OUTBUILDING & STORES)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 244 SQ FT - 22.64 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STABLES: 1066 SQ FT - 99.06 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF TACK/ FEED ROOM: 192 SQ FT - 17.86 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA HAY BARN: 147 SQ FT - 13.63 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 329 SQ FT - 30.55 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORES: 200 SQ FT - 18.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 88 B	← 88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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