



# EQUUS

*Country & Equestrian*



SILVER BIRCHES

# SILVER BIRCHES, Effingham Road, Horley, Surrey RH6 9RP



A well-equipped 4 bedroom equestrian property set in 5.3 acres(\*TBV) with 5-star facilities including 60m x 25m Olympic size Arena (sand/rubber surface), Monarch 5 bay Horse walker, secure workshop/lorry parking fitted with roller shutter door suitable for a horse lorry (potential to adapt into other uses (subject to permissions), American Barn including Monarch stable complex comprising of three 15' x 15' foaling boxes and two 12' x 15' loose boxes and secure tack room, purpose built wash down/shoeing area, further 3 loose boxes attached to the main barn, isolation block including 2 loose boxes. Purpose built 'muck clamp' with adjacent third stable block of 2 loose boxes all-in well-maintained 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 a wide private driveway allowing spacious parking for Equestrian & domestic vehicles. A former garage (set to the side of the property and drive) is now used as a machine store with mezzanine floor above, ideally 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 a number of venues within easy reach including Felbridge and Ardingly Show ground, Golden Cross and Hickstead. There is also horse racing at Lingfield Park.

## LOCATION & AREA AWARENESS

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 it's famous racecourse, referred to as 'lovely Lingfield' is also nearby and won the title of 'Best Village in Surrey' in 2003 and includes a range of shops, a primary school and various pubs and restaurants. There are numerous good schools in the locality with Oakwood in Horley and Oxted Comprehensive being one of the best in Surrey. The property is ideally located for those with competitive equestrian interests with a number of venues within easy reach including Felbridge and Ardingly Show grounds, Golden Cross Equestrian Centre, and Hickstead all England showjumping Course.

## ACCOMMODATION-refer to the floorplan

ENTRANCE HALL – two understairs cupboards including coat hanging space, door to:

SITTING ROOM – A bright room with 'Minster' stone fireplace, six wall light points, TV aerial point, telephone point, double glazed French doors to garden.

DINING ROOM – Presently used as an additional sitting room. TV aerial point, open natural brick fireplace with quarry tiled hearth and oak mantel, double aspect, double glazed French doors opening to:

UTILITY ROOM / GARDEN ROOM – Ceramic tiled flooring, bowl and a half sink unit with mixer tap set in roll top laminate work surface with cupboards and space with plumbing for washing machine under, double glazed French doors to garden, useful storage recess.

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

KITCHEN & BREAKFAST AREA – Double aspect with comprehensive range of matching units comprising of bowl and a half sink unit with mixer tap set in roll-top laminate work surface with cupboards and space with plumbing for dishwasher under, further matching work surface with cupboards, drawers and integrated refrigerator and freezer under, tall storage cupboard to one end, range of wall mounted cupboards and incorporating extractor/light unit over hob with electric oven under.

## FIRST FLOOR

Part Galleried Landing – with hatch to roof space

BEDROOM 1 – Double aspect with TV aerial & telephone points

BEDROOM 2 – with built in pine wardrobe units and matching dressing table.

SHOWER ROOM – Jack & Jill doors with modern suite and walk in shower.

BEDROOM 3 –

BEDROOM 4

BATHROOM – suite comprising of bath with mixer taps, pedestal wash basin, low level WC, glazed tiled shower cubicle, airing cupboard housing cylinder with shelving over, electric.

## EQUESTRIAN FACILITIES-refer to the layout plan

60m x 25m - Olympic size OUTDOOR ARENA with rubber and sand surface membrane.

HORSE WALKER - Monarch five bay horse walker with electric paddles/timer and rubber block matting.





Attached secure WORKSHOP / LORRY PARKING – (approx. 40'6" x 14'6") Large garage block fitted with a roller door suitable for a horse lorry and offering potential to adapt for assorted other uses (subject to permissions), integral access to the equestrian stabling.

Covered BARN / STABLES – Monarch stable complex comprising of three 15' x 15' foaling boxes and two 12' x 15' Loose Boxes. Tack Room – (approx. 8' x 12') fully drained with sink and running hot and cold water. Wash Down Area - purpose built wash down/ shoeing area and hard standing area integral to barn.

REAR STABLE BLOCK – Attached to the main barn a line of x3 timber loose boxes

ISOLATION STABLE BLOCK 1 – A detached block of x2 loose boxes located on entry from the rear garden and set away from the main barn and 'facility'.

MUCK CLAMP – Purpose built with secure timber sleepers all on construe with open front allowing easy access for tractor and bucket.

STABLE BLOCK 3 – Located near the 'muck clamp' x2 loose boxes with a further store room.

#### LAND & GROUNDS

AGENTS NOTE: There is a public footpath which runs from Effingham Road along the side of the property and across to the top corner of the paddock beyond the sand school.

The whole site is approx. 5.319 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 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.

#### 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)

#### SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: TANDRIDGE DISTRICT COUNCIL

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. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3639-1724-1000-0631-5296>

#### 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)

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

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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 supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

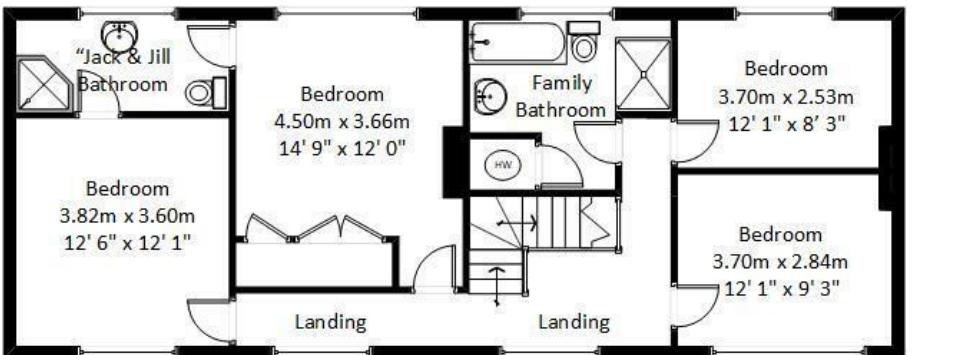
#### DIRECTIONS

Approaching from the East Grinstead direction proceed to Felbridge and upon reaching the second set of traffic lights turn left into the A264 Copthorne Road. Proceed for approximately 1.8 miles and after passing the Crawley Down Garage turn right into Horley Road (B2037) proceed for approximately 1.4 miles where the property will be found on the left hand side.

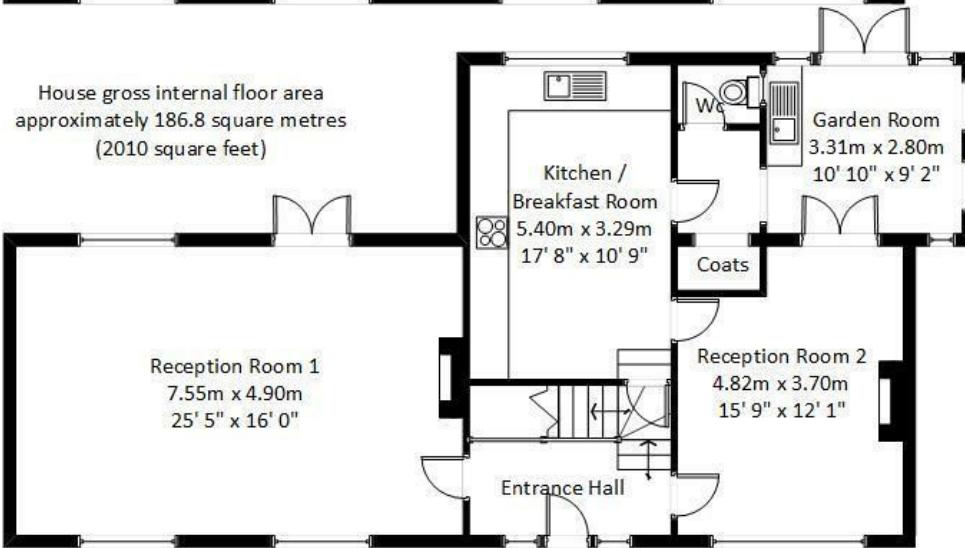
**Guide price £1,300,000**



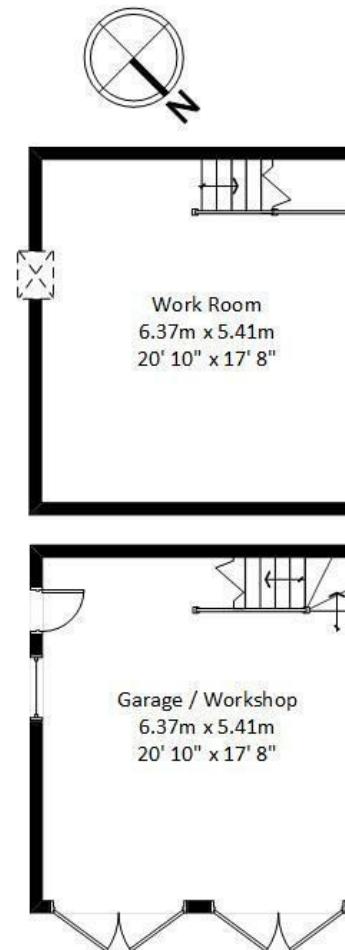
# SB - RH6



House gross internal floor area  
approximately 186.8 square metres  
(2010 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](http://www.invictaepc.com)  
email: [rwood@invictaepc.com](mailto:rwood@invictaepc.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	68
England & Wales		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)	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			
		58	68
England & Wales		EU Directive 2002/91/EC	

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