



EQUUS

Country & Equestrian



WOODPLACE FARM



WOODPLACE FARM, Woodplace Lane, Coulsdon, Surrey CR5 1NE

S O L D - WITH LAND - Often sought-seldom found! Superb example of a detached Georgian Farmhouse set in 5.3 acres (*TBV) occupying a wonderful tranquil location on the ridge of the North Downs with far reaching countryside views. This splendid period home (unlisted) is surrounded by beautifully designed gardens/grounds with adjoining paddocks & equine complex (3 stables, outbuildings, barn and Manege). A further detached brick outbuilding (204 sqft) offers good possibilities to adapt into an annexe. The whole offers the very desirable combination of a totally rural location, set next to a bridleway, yet with doorstep access' to London (23 minutes by rail). The property has been significantly improved/remodelled over the years by the current owners & combines well appointed elegant accommodation with all the benefits of modern living & with ideal options for entertaining or an active family. The light well proportioned rooms have good ceiling height & enjoy views over the grounds with the focal point of the interior being a recently added impressive kitchen and open plan living area. Further extending of the house has also been granted under the same planning consent. Outside is where this 'Georgian Gem' really comes alive; set well back from the lane & approached from a long drive the house enjoys privacy & seclusion & is beautifully framed by the romantic, imaginatively designed & landscaped gardens/grounds. A 'Topiary Parterre' conjures up images of 'Alice in Wonderland' & a picturesque wildlife pond with rowing boat & summer house could be a scene out of 'Wind in the Willows'. If working from home is required some of the outbuildings could be adapted into a home office. Those keen to grow your own produce will love the kitchen garden & greenhouse. If off road riding, walking, cycling are your passion the surrounding countryside is perfect - even offering a chance to ride or walk to 'The Fox' pub at Coulsdon Common with no roadwork required.

LOCATION & AREA AWARENESS

The property is set well off the lane and down a gravel drive. To the rear of the property and adjacent to the pasture there is open countryside providing bridleways for riding, walks and cycling on the north downs. Coulsdon South station is just a mile away and has fast Southern and Thames link rail services to London Victoria and London

Bridge from 25 minutes. The M23 / M25 motorway intersection is within a few minutes' drive providing a gateway to the nation's motorway network and bringing both Gatwick and Heathrow airports within easy reach. Coulsdon, Reigate, Redhill and Banstead Village are all easily reached by car and each provide extensive shopping and there is a choice of both private and state schooling in the area.

This part of Surrey has much to offer for varied sports, leisure and cultural pursuits including many pubs, restaurants, cinema and theatre at Redhill and several golf courses and sports clubs. On the doorstep, the abundant open countryside provides open spaces and bridleways for riding, walks and cycling.

ACCOMMODATION

The accommodation is beautifully decorated and furnished with a plethora of period features either added by the current owners or as part of the original property. The recent KITCHEN and day living room has bespoke hand made timber windows and large glazed roof lantern allowing a great deal of light into the room whatever the weather, York Stone to the floors and doors out to the side. Various hand made timber units at base and eye level. The other public rooms include SITTING ROOM and DRAWING ROOM have stripped timber floors and a lovely fireplace in the drawing room. The CONSERVATORY, with a stone floor and radiator, has two doors out to the gardens and offers an open view of the gardens to the rear and front. There is also UTILITY ROOM (formerly the original kitchen) which has a door to the rear of the property.

On the FIRST FLOOR there are THREE BEDROOM, a FAMILY BATHROOM and the principle bedroom has an EN-SUITE BATHROOM /WC all elegantly decorated and furnished in keeping with the period of the house.

EQUESTRIAN FACILITIES

STABLE BLOCK -enclosed within a self contained post and railed yard area there are 3 stables arranged in line, timber constructed with auto drinkers and concrete base and apron to the front with a gate onto the driveway. Additionally there is Parking area for a horsebox securely tucked away.

OUTDOOR RIDING ARENA- 26m x 48m all weather sand and rubber





surface with post and rail with good access on two sides from the yard and to the paddocks (electricity supply for floodlights).

OUTBUILDINGS

DETACHED BRICK BUILDING (204 sqft) - GOOD SCOPE TO ADAPT FOR AN ANNEXE (Subject to Permissions) Double skin brick building under tiled roof currently used as a utility room and tack room with WC, sink and drainer, plumbing for washing machine and electrics for tumble dryer etc.

GARDEN ROOM - 150 sqft - Adjacent to the house, part flint, brick and stone, part tiled and glazed roof. Raised pond and water feature.

BARN - 319 sqft - Timber building with pitched roof for hay/bedding and or could be used as a workshop.

DOUBLE BAY OPEN BARN currently used as a CAR PORT - Timber framed between barn and tack room.

SUMMER HOUSE - 210 sqft - Timber construction with timber decking suitable for home office/ studio/hobbies room with feature covered veranda elevated above the waters edge of the stocked pond/lake and offering a glorious and tranquil sitting out area.

LAND & GROUNDS

The whole site is extends to approximately 5.3 acres (*TBV). This includes the house, driveway, landscaped gardens, large pond outbuildings and paddocks to the rear. 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 other than by obtaining the Title Plan from Land registry where available, with the boundary and acreage clearly stated/marked. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: REIGATE & BANSTEAD

SERVICES: Mains water, electric, gas and drainage. Gas central heating.

TAX BAND: G

EPC RATING: G 18/67

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent



Equus Country & Equestrian, South East

T: 01892 829014

E: sales@equusproperty.co.uk

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HELPFUL WEBSITES

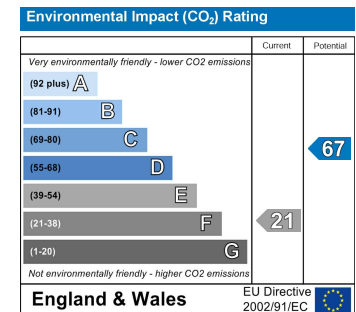
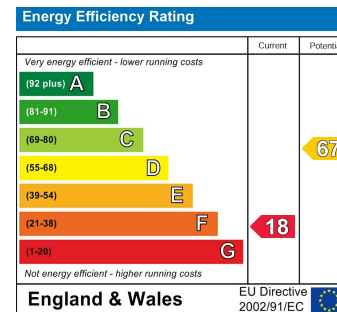
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DIRECTIONS

Leave M25 at Junction 7 for M23 heading towards London; after 1 1/2 miles the road narrows to become the A23. Pass the Starbucks on your right and carry on through two sets of traffic lights, then at the third set of lights indicate right after 'The Full Monty' cafe. Go over bridge and take the first right in to Woodplace Lane and you'll find the property at the very top of the lane on the left hand side set behind green wooden gates with a name plaque on the verge.

POA





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