



EQUUS

Country & Equestrian



NORTH LODGE



NORTH LODGE, Church Lane, Chelsham, Warlingham, Surrey CR6 9PG

Detached country & equestrian property (4 bedrooms & 4 Bathrooms) set in 11 acres (*TBV) off a lane in it's own rural oasis with very well presented equestrian complex and a range of accompanying outbuildings with 20m x 60m Riding Arena, an immaculate stable yard (total of 8 Loose boxes, one of which is used as a hay store and the other a secure tack room). Further outbuildings include: two garages double car port, workshop/store & additional two further loose boxes. The well maintained pastureland is divided into several paddocks to allow for year round turnout and there is a hard standing area for horsebox parking etc. (N.B. The equestrian facilities and outbuildings can be accessed from both the house and via second vehicle entrance off the lane). This deceptive 4 bedroom former lodge house offers versatile family accommodation set on two floors. Downstairs there is a spacious entrance hall, large kitchen & breakfast room with separate utility room, sitting room, dining room, study, two en-suite double bedrooms and further family bathroom . Upstairs there are two double bedrooms (one en-suite). There are good opportunities to extend and /or re-model the interior of the house with options to include a ground floor annexe if required. Outside is where the property really comes alive enjoying a lovely setting surrounded by secluded gardens and grounds. There is also space within the grounds to add further recreational facilities subject to permissions. The prime rural location in which the property is set allows for easy access to extensive off road riding and country walks offering a chance to get away from it all yet perfectly situated for fast commuting to London/M25 M'way. For those with competitive equestrian interests the area also has a range of show centres in close proximity such as Felbridge and Hickstead South of England Show Jumping venue convenient horse box distance via the M23/A22 plus Pachesham at Leatherhead.

LOCATION & AREA AWARENESS

Located off a country lane and surrounded by either its own land to one side or woodland to the other and further woods across the lane, the property has a feel of isolation occupying an oasis of tranquility and yet is superbly located for London just minutes from traditional shops, pubs, restaurants and amenities of Warlingham.

The surrounding countryside is a fantastic environment for both relaxation and recreation. Quality golf courses such as Woldingham and Farleigh Court Golf Clubs, along with endless opportunities for riding, cycling, walking and numerous other rural pursuits. The property is easily accessible having good road links, with the M25 (J6) nearby and the A22 providing

access to London.

Upper Warlingham Rail Station is 2 miles away with trains taking from 36 minutes 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 area boasts a number of good state and independent schools for all ages. These include the primary schools of Warlingham plus prep school (2 mins away), Oxted and Westerham. In addition the local Prep Schools are Hazelwood in Oxted, Caterham School and The Hawthornes in Bletchingley. Popular Public Schools include Whitgift and Whitgift Trinity, Woldingham School and Tonbridge. Oxted has a highly regarded State School.

ACCOMMODATION - refer to the floor plan

Please refer to the floor plan with the brochure or on line for dimensions and configuration. The property has a number of original features but has been extended over the years. Now split over two floors the the whole is 2009sqft. Key parts to the accommodation consist of some exposed flint/stone in the HALLWAY, a wood burning stove in the SITTING ROOM with brick surround and hearth and beam to the ceiling, a feature fireplace in the DINING ROOM. In the KITCHEN an assortment of wall and base units and large area for a breakfasting table or informal dining. A door from the kitchen does lead out to the side gardens / areas. A small UTILITY ROOM sits within the kitchen and has plumbing for a washing machine. A further HOME OFFICE / STUDY offers another space for alternative uses if need be. There are also two BEDROOMS on the ground floor both with EN-SUITE shower rooms both with fitted vanity units and family bathroom.

On the FIRST FLOOR there are two further double BEDROOMS one with an EN-SUITE shower room.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans provided either online or in the brochure for layout and dimensions

MAIN STABLE YARD - ACCESSED FROM LANE - via a separate gate and directly to the stables and yard. There is a further pedestrian access to the house and gardens via a side gate.

STABLES & OUTBUILDINGS - Timber stable block with x8 loose boxes, with one used as a secure tack room with a sink and water, whilst one other loose box (corner stable) is used as a hay store, all on concrete with power and water laid on. Separate barn to one end of stables for hay/bedding/ machinery



if required.

OUTDOOR RIDING ARENA - 20M X 60M arena professionally built with side boards. Mirrors to one end which will remain at property.

Located to the side and back of property -**SECONDARY YARD AREA** with 2 LOOSE BOXES (ideal for Equine Isolation if required), **DOUBLE CAR PORT**, 2 GARAGES WITH DOORS & **WORKSHOP / STORE** and x2 log stores.

LAND & GROUNDS

The land is a key feature of this property! The gardens stretch from the front door and are well stocked with mature Oaks and Rhododendrons offering a cool place to sit and watch the birds and bees in the summer. The equestrian side of the property offers a lovely view over your own land and towards a local Church nestled in a small valley. The whole land is approx 11.166 acres (*TBV). This includes approx 1 acre of gardens, drive, house and all buildings. The remainder 10 acres is pasture and equestrian stable and arena. 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 - www.homecheck.co.uk
www.floodrisk.co.uk - www.environment-agency.gov.uk
www.landregistry.gov.uk, www.homeoffice.gov.uk,
www.ukradon.org

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: TANDRIDGE DC

SERVICES: Private sewage treatment plant newly installed Nov

2018. Oil central heating.

Mains electric. Water from mains with a private supply pipe passing over adjoining land with an easement.

TAX BAND: G

EPC RATING: E

OUTBUILDING/S SERVICES

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

W: www.equusproperty.co.uk

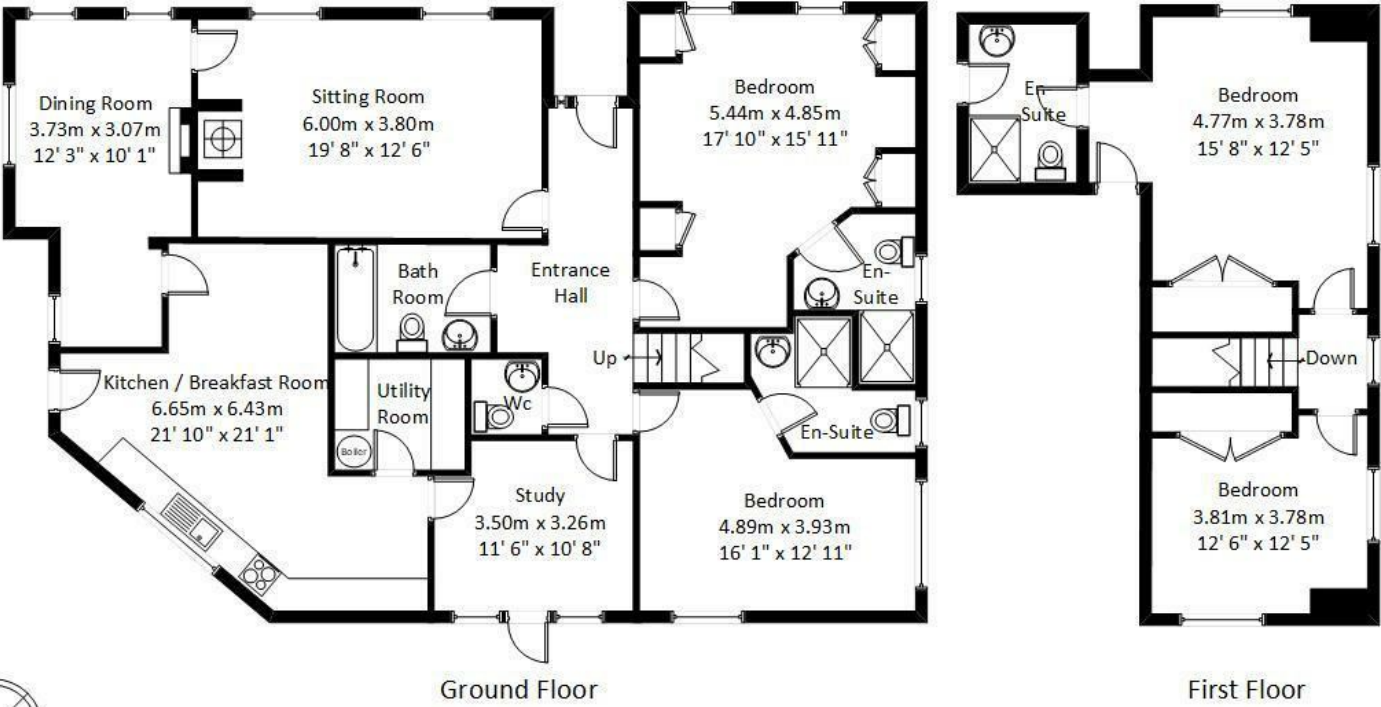
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DIRECTIONS

From the M25 (J6) proceed north on the A22 towards London. At Wapses Lodge exit the roundabout onto the Woldingham Road. At the sharp bend in the road take the slight left into Halliloo Valley Road. Proceed to the end of the road approximately 1 mile where you will turn right onto the Limpsfield Road (B269). Take the first left onto Ledgers Road and then the second right onto Church Lane, The property will then be found on the right.

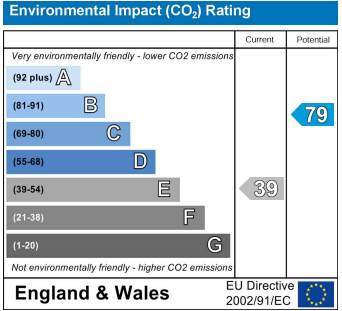
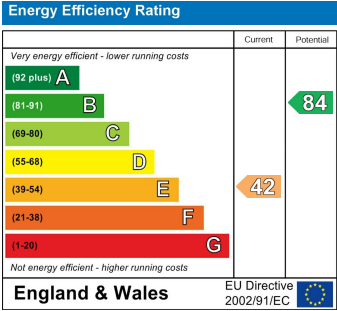
Price £1,299,000

NL - CR6



Gross internal floor area approximately 186.7 square metres (2009 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



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