



**SHORT ACRE FARM, HORLEY  
SURREY**

**CHURCHILL**  
COUNTRY & EQUESTRIAN

# SHORT ACRE FARM, SURREY

## Croydon Barn Lane, Horne, Horley, RH6 9JY

A 3-bed, brick built detached house in need of refurbishment with potential to extend, subject to usual consents. The property offers excellent potential with some 19 acres, an array of outbuildings and equestrian facilities.

**C.19 acres | 3 bedrooms | Extensive gardens and grounds | Range of outbuildings | Stable yard | Fantastic potential | Gated entrance and private drive |**

### The Property

The brick-built property is approached through a gated entrance and private driveway and is surrounded by its own paddocks and gardens.

Downstairs is an entrance hall, good-sized kitchen/ breakfast room with log burning stove plenty of space for dining. The kitchen leads through to a cloakroom and utility/boot room. Further along the hall is a spacious, triple aspect living room with large french doors onto the garden and a brick-built fireplace.

Upstairs the bright hallway with painted wooden floor leads to two double bedrooms with ample built-in storage, a further single bedroom and family bathroom.

### Outside

The property boasts large gardens surrounding the house with a great deal of privacy. The gardens are mainly laid to lawn and include a covering of mature fruit trees.

There is a range of outbuildings including stables and a barn with huge potential for further developments. There is scope for expansion and redevelopment within the stable yard as well as 19 acres of pasture land which is well hedged from neighbours and offers good privacy.

### Location

Short Acre Farm is ideally located within a rural yet not isolated position. It's close to local amenities whilst also being secluded in its own land. It is in good reach of the M25 and M23 and is close to the A217 giving easy access to major parts of the south as well as the midlands and the north.

Horley train station runs regular services to London Victoria from 40-50 minutes. There are also excellent train links to Brighton, Three bridges and Gatwick.

There are two local golf clubs in the area and Horley leisure centre and a good choice of local schools including Oakwood, Yattendon, Copthorne and Burstow primary.







Horley high street offers a good mix of well-known chain retailers such as Boots and Costa as well as quirky independents including a boutique gifts and homeware shop. supermarkets Waitrose and Lidl are within a short distance of each other.

Of equestrian interest there are local bridleways with a number of competition and training facilities nearby including East Byshee cross country – 2.8miles, Felbridge showground – 4.4 miles. Great Bookham, Sands farm, Oldencraig, Belmoredean and Hickstead are all within close reach and the local hunt is Old Surrey Burstow.

### Further Information

SERVICES: Mains electricity and water, oil heating and private drainage

LOCAL AUTHORITY: Tandridge District Council

TAX BAND: F

EPC: Band E

TENURE: Freehold

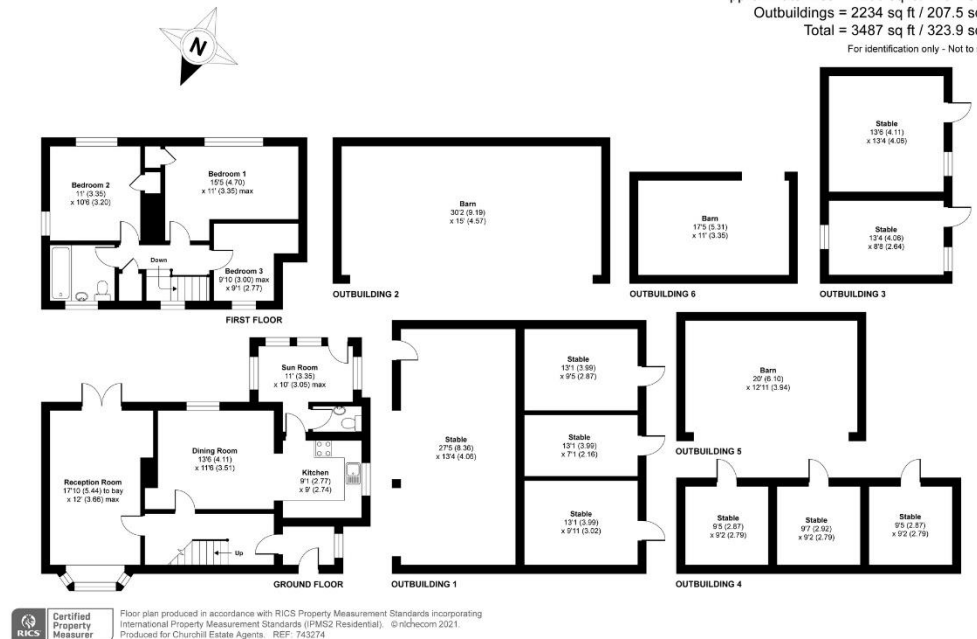
### Short Acre Farm, Croydon Barn Lane, Horne, Horley, RH6

Approximate Area = 1253 sq ft / 116.4 sq m

Outbuildings = 2234 sq ft / 207.5 sq m

Total = 3487 sq ft / 323.9 sq m

For identification only - Not to scale



**RICS Certified Property Measurement** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecon 2021. Produced for Churchill Estate Agents. REF: 743274