



**BROOK FARM, HORLEY
SURREY**

CHURCHILL
COUNTRY & EQUESTRIAN

BROOK FARM, SURREY

Peek Brook Lane, Horley, RH6 9PP

A modern and well-presented 3-bedroom home with extensive equestrian facilities and outbuildings, set within some 8 acres.

The property offers excellent accommodation with three double bedrooms, large open plan kitchen, living and dining and a further reception room. with some 8 acres, 24stables and an array of outbuildings and equestrian facilities.

Some 8 acres | 3 bedrooms | extensive equestrian facilities | range of outbuildings | three separate stable yards | 65m x 37m floodlit arena | 6 bay Horse walker | Gated entrance and private drive | two mobile home/day rooms | annexe/ office with kitchenette and shower suite



The Property

Brook Farm is approached through a smart gated entrance and private driveway with plenty of parking for vehicles and horseboxes. The property is light and spacious inside, welcomed by a sizeable entrance hall leading first to the three double bedrooms, the master with a dressing room which could be easily converted to an ensuite and a family bathroom. There is good sized utility/laundry/boot room which can be accessed by the side door with built in cupboards and sink. Past the utility is an attractive large open plan kitchen/dining living with beamed partition feature separating the kitchen and living spaces and creating spacious but homely feel. The living space leads through to a formal dining area or play room/office with french doors out onto the patioed garden. Outside is annexe/office with a kitchenette and shower room.

Equestrian Facilities and outbuildings

The equestrian facilities are extensive, comprising four separate yards with three in the large American style barn, all with automatic water and hay racks and three phase electricity. The main indoor yard has 11 large, partitioned stables, a good-sized tack room and two wash bays. The second yard with 8 partitioned stables, another tack room/feed store and plenty of storage space and hardstanding. The other portion of the barn has 5 young stock pens and outside is a further block of 9 loose wooden boxes.

The floodlit arena measures with a sand a fibre surface and sprinkler system. There is a 6-bay covered horsewalker and a large pole barn with scope to improve or replace with a new building or indoor school (STP) and two mobile homes used as day rooms for the yard.

The stables and barns benefit a large area of hard standing for lorry turning and parking with good access suitable for HGVs.

There is a post and rail fenced turnout alongside the track leading to further grazing which is fenced and currently divided into several smaller connecting turn out paddocks, all with water connected.





Location

Brook Farm is ideally located within a rural yet not isolated position. It is in close reach of the M23 and M25 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 – 5 miles, Felbridge showground – 5.4 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, ground source heating and private drainage

LOCAL AUTHORITY: Reigate and Banstead Borough Council

TAX BAND: E

EPC: Band C

TENURE: Freehold

Churchill Country and Equestrian

Event House

Wisborough Green

West Sussex

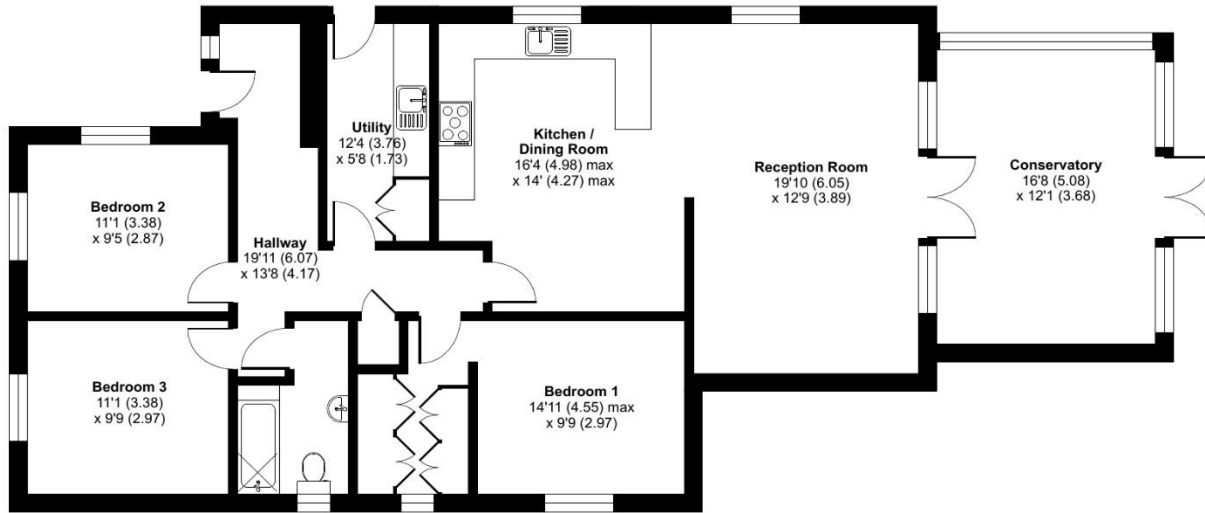
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Tel: 01403 700222

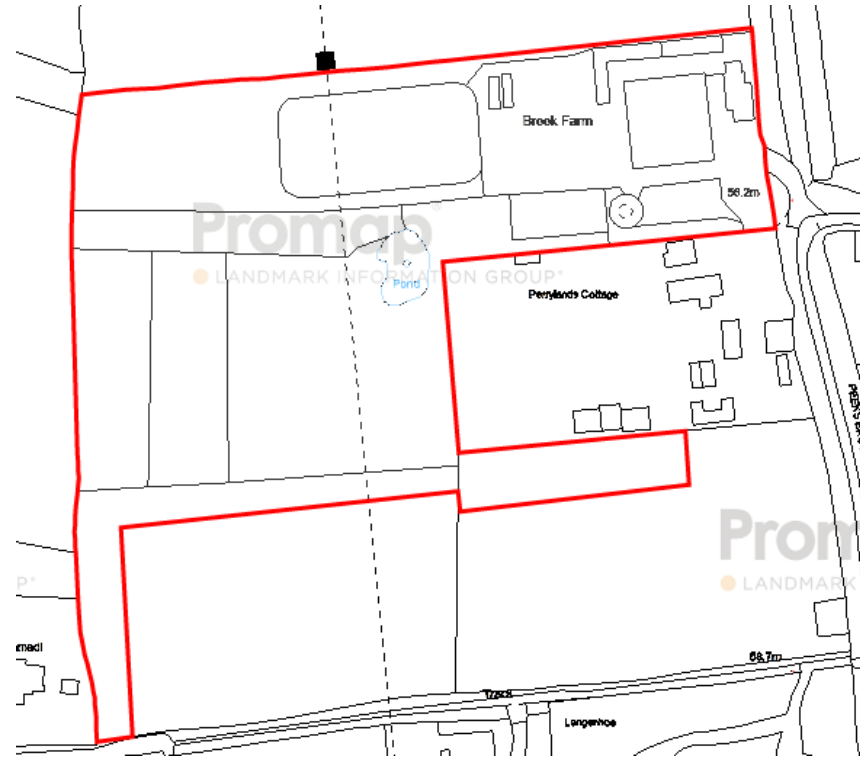
Email: Property@churchillcountry.com

Brook Farm, Peeks Brook Lane, Horley, RH6

Approximate Area = 1377 sq ft / 128 sq m
 Annexe = 272 sq ft / 25.3 sq m
 Outbuilding 1 = 9026 sq ft / 838.5 sq m
 Outbuilding 2 = 6896 sq ft / 640.6 sq m
 Stable Block = 1282 sq ft / 119 sq m
 Total = 18853 sq ft / 1751.4 sq m
 For identification only - Not to scale



GROUND FLOOR



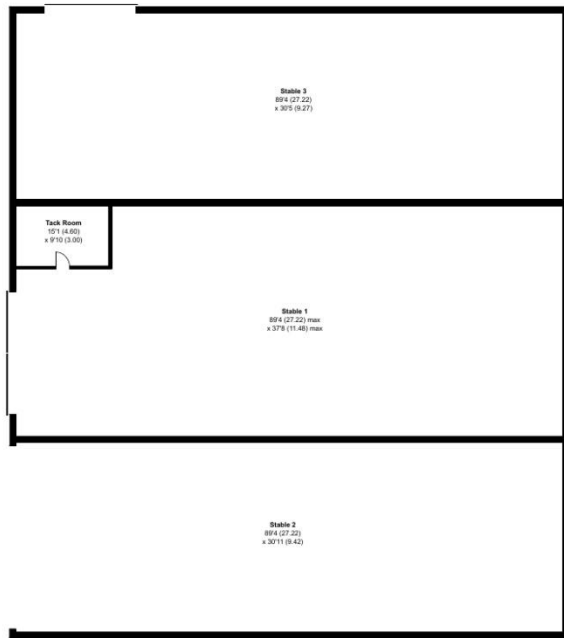
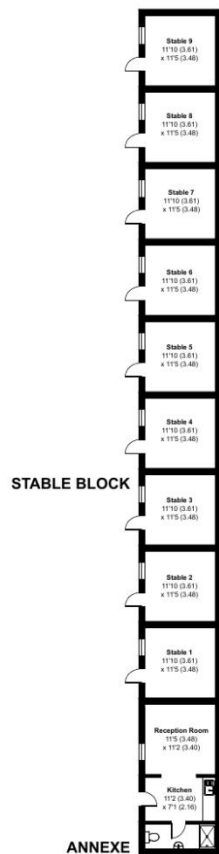
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Churchill Estate Agents. REF: 927718



Brook Farm, Peeks Brook Lane, Horley, RH6

Approximate Area = 1377 sq ft / 127.9 sq m
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 Stable Block = 1282 sq ft / 119.1 sq m
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RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Churchill Estate Agents. REF: 927718



Viewing strictly by appointment through the Vendor's Sole Agents Telephone: 01403 700222 | Web: www.churchillcountry.com

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