Fox Grant

SARIAH ARABIAN STUD

BROADMOOR, DORKING, SURREY

Residential Equestrian Smallholding With Tourism Potential

OnTheMarket.com

TRUSTPILOT

SITUATION

Dorking 4 miles, M25(J9) 12 miles, Guildford 11 miles
Mainline stations: *Guildford to London/Waterloo 40 mins.*
International Airports: *Gatwick 20 miles, Heathrow 35 miles*

Sariah Arabian Stud lies in the hamlet of Broadmoor amidst stunning ancient woodland owned by the Wotton Estate & National Trust, in an Area of Outstanding Natural Beauty. The property is within easy reach of the market town of Dorking to the north east. The property has excellent communication links with Guildford via the A25, A3 & M25 to London and the Home Counties.

Local, Sporting & Recreational Facilities Broadmoor is an hamlet on Abinger Common, with an active rural community & a public house, with more local village shops & primary school, in Westcott. A wide range of shopping and recreational facilities can be found in Dorking. There are excellent walking & cycling opportunities all around, with a bridleway directly opposite the entrance to the property leading to a large network for hacking through ancient woodland.

SARIAH ARABIAN STUD

A small homestead, in a beautiful unspoilt position in the Surrey Hills, comprising three residential dwellings built around a central stable courtyard with ample parking / turning area; comprising:-

- Home Farm Cottage: Detached bungalow with scope to improve / extend
- Mare's Nest: Detached Period stable conversion with Studio apartment accommodation currently rented out for £700 pcm
- Studio: Groom's flat in need of refurbishment but with split level accommodation

On approaching the property via a pair of five bar gates there is a large concreted parking/ turning area with ample room for trailer / small horsebox; the Mare's Nest is directly in front of you. Behind which the main Stable Courtyard has Home Farm Cottage to the rear, with four brick built loose boxes with potential for conversion [STPP]

There are four timber loose boxes with hay store & feed room which adjoin Home farm Cottage [in the Agent's opinion utilizing two of these as a footprint to extend Home Farm Cottage: STPP

Currently, there are a number timber mixed size pony boxes adjoining the rear of the main brick built stable block & separate free standing timber block of full size (12′ x 12′) loose boxes next to the:-

Arena: 30m x 20m sand school

Outriding: Directly opposite the property entrance there is a bridleway giving access to a network allowing easy & plentiful hacking.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Mole Valley District Council Tel: 01306 885001

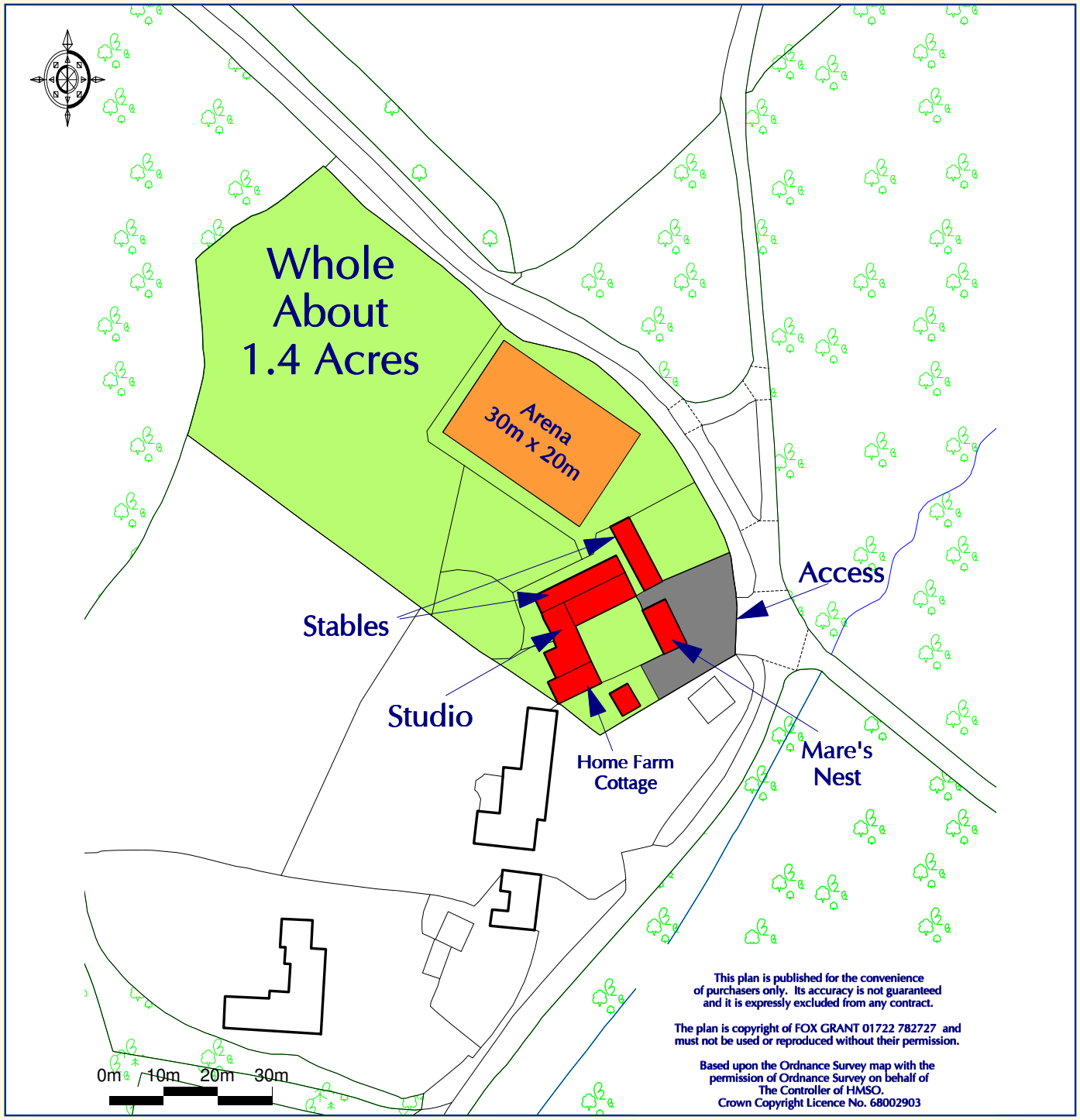
Council Tax Band G £2,894 for 2017/18 for Home Farm & 2 x Band A £1,158 for Mare's Nest & Studio each

Services Mains water, electricity and private drainage. Oil fired central heating to Home Farm Cottage, with new boiler installed 2017

Energy Performance Certificate (EPC) TBC : full report available upon request.

Fixtures & Fittings Unless mentioned Specifically all fixtures, fittings & garden ornaments are excluded from the sale but may be available by separate negotiation.

Particulars Prepared by Phil Howard in October 2017



DIRECTIONS

Postcode: RH5 6JY

From Guildford head east towards Dorking (A25). Continue for about 5 miles; through Abinger Hammer & Gomshall. On entering Wotton, turn right at the Wotton Hatch Public House into Damphurst Lane, which leads into Sheephouse Lane; continue up this single track lane for just over a mile & turn left signposted Broadmoor. The property will be found after approximately 400 yards on your right hand side.

Fox Grant

SARIAH ARABIAN
HOMESTEAD
RH5 6JY

VIEWINGS

Strictly by appointment through the agents on 01722 782727. Please contact **Phil Howard** for further details or email **phil@foxgrant.com**

foxgrant.com

Phil Howard

William Grant