



Glanmire Farm

Rushett Lane, Epsom, Surrey, KT18 7TR

A unique opportunity to acquire a 4 bedroom residence, adjacent annexe, and extensive outbuildings including equestrian facilities. 14 acres in all with outstanding views over adjoining countryside.

Glanmire Farm is a rural property, sitting within 14 acres of land and includes a well proportioned 4 bedroom farmhouse with 2 bedroom annexe, and a separate office/studio block. There is also a 1250 sq ft barn (with kitchen, air con, wood burner & WC.)

In addition, there is a 20 box stable block, previously operated as a livery yard, set in a fabulous location overlooking the beautiful Surrey countryside. The stable block benefits from a wc block as well as tack room. There is also a sand school arena.

This individual property offers a range of different options for the creative purchaser. The property has a lapsed planning consent which was granted in 2017 for the demolition of the existing dwelling, stables, sand school and associated buildings to facilitate the replacement of a five bedroom 5,500 sq ft Grand Design type home with stables, sand school and associated access. Although any change of use requires planning consent, a 'pre-application' for a Natural Burial ground was supported by the local council. The property would also be ideal for a family with equestrian interests.



1.7 miles
Epsom town
centre



1.6 miles
Epsom station



23 miles
Heathrow



LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East, Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

MAIN HOUSE

A substantial and detached 4 bedroom farmhouse under a tiled roof providing the following accommodation:

Entrance Hall * Sitting Room with French doors to rear garden * Dining Room * Kitchen * Utility Room * Cloakroom * Bedroom 1 with En-Suite Bathroom * Bedroom 2 * Bedroom 3 * Bedroom 4 * Family Shower Room

THE ANNEXE

Hallway * Kitchen * Lounge * Bedroom with En-Suite

OUTSIDE

Outbuildings which include a large detached Barn, extending to about 1,250 sq ft with woodburning stove.

Equestrian Facilities: These include 20 box Stable block, Feed Room, Wash Room, Tack Room.

Manege: 20m x 40m enclosed fencing with sand surface.

Jumping Field: A level area of pasture land.

The Land: Approximately 14 acres.

LOCATION

Glanmire Farm backs directly onto Epsom & Ashted Commons and enjoys stunning views over open countryside with rolling hills. The property is situated approximately 1.7 miles from Epsom Town Centre within easy reach of Kingston-upon-Thames, the A3 and the M25 (Junction 10). London is 18 miles distant and both Heathrow and Gatwick Airports are easily accessible via the motorway network. The property is situated inside the M25 and the area benefits from a large number of amenities that include the following:

-David Lloyd Leisure Centre in Epsom

-The Royal Automobile Club in Epsom

-Beaverbrook, Leatherhead, Tyrrels Wood, Walton Heath Golf Clubs are all within close proximity.

-A number of well renowned independent Schools including City of London Freeman's School, Downsland School, Danes Hill, Epsom College, Reeds School and St John's School.

PLEASE NOTE

There is a public footpath towards the Southern boundary of the land.

There is a planning condition which states that the residential property must be used in association with the equestrian facilities. Further information is available on request.

Services: Mains electricity, water and gas, private drainage, oil fired central heating.

Tenure: Freehold

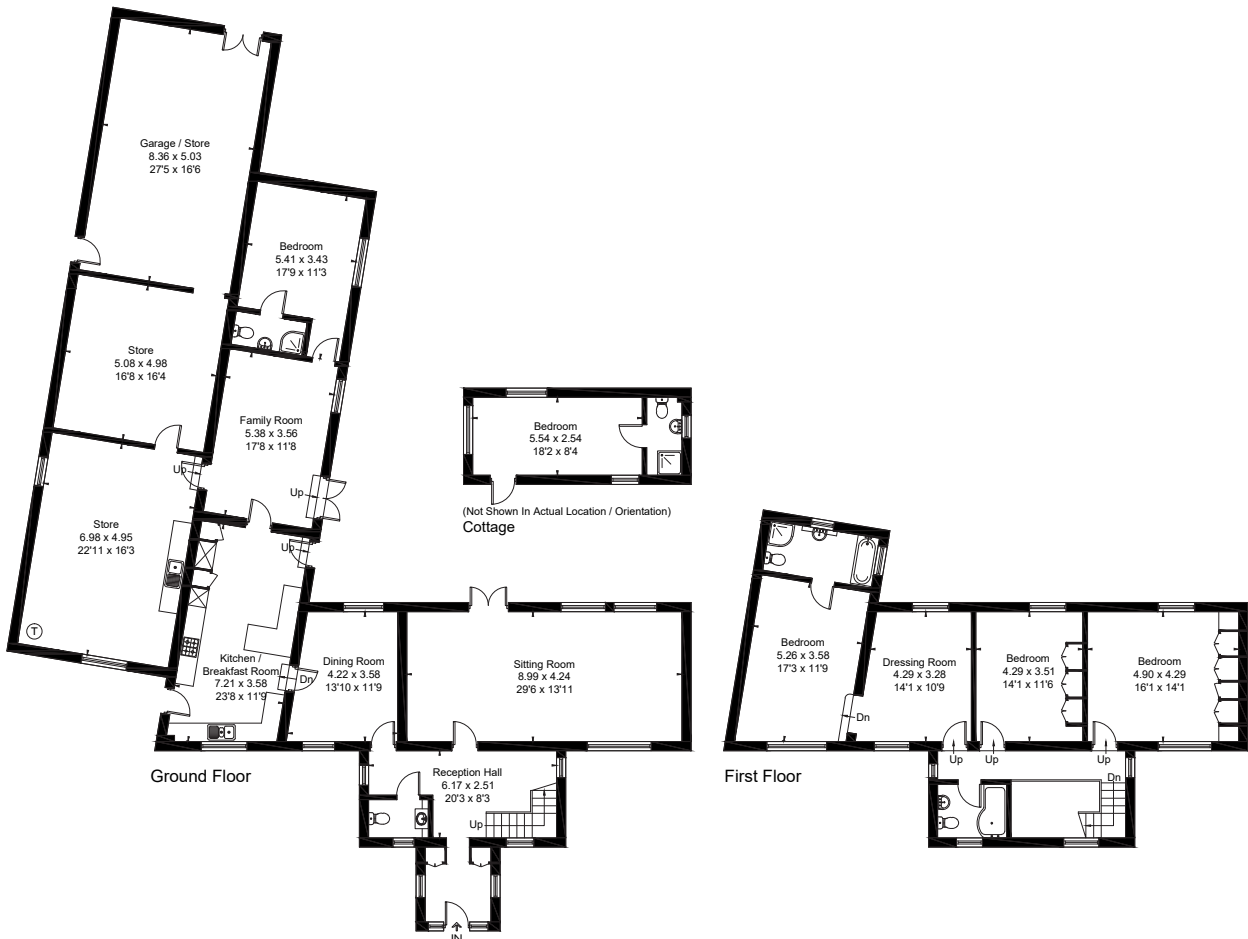
Council Tax Band: TBC

Legal costs: Each Party to pay their own legal costs incurred in this transaction.





Approximate Floor Area = 353 sq m / 3800 sq ft (Including Garage)
 Cottage = 21 sq m / 228 sq ft
 Total = 374 sq m / 4028 sq ft



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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current	Potential
63	73

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Robert Leech

