

CHURCHILL
COUNTRY & EQUESTRIAN



RYDINGHURST FARM
CRANLEIGH, SURREY

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PEPPERBOX LANE, CRANLEIGH, SURREY, GU6 8LJ

A beautiful country residence situated in a glorious, unspoilt position with far reaching views and planning approval to create further accommodation, an entertainment barn and extensive equestrian facilities.

The property currently comprises of a 5 bedroom country home with potential to extend STP, two detached cottages, detached office, 5 stables, a 52m x 25m sandschool and in all, c. 82 acres.



The Property

Rydinghurst Farm

GROUND FLOOR

- ~ Entrance Hall
- ~ Living Room
- ~ Kitchen
- ~ WC
- ~ Family Room
- ~ Dining Room
- ~ Utility Room & Store Room

FIRST FLOOR

- ~ Master Bedroom with en-suite
- ~ 4 further Double Bedrooms ~ 2 Family Bathrooms

Rydinghurst Cottage

A two bedroom recently refurbished cottage with open plan living downstairs, master bedroom with en-suite, 2nd double bedroom and a family bathroom

Little Rydinghurst

A one bedroom character cottage arranged over two floors with an enclosed garden.

GARDENS & GROUNDS

- ~ Mature gardens, beautiful pond

EQUESTRIAN FACILITIES

- ~ 5 Stables
- ~ 52m x 25m Sandschool

OUTBUILDINGS

- ~ Detached Office
- ~ Registered Air Strip with Hanger

THE LAND

In all, c. 82 acres

PLANNING PERMISSION

Permission to extend the existing house, erection of a new 3/4 bed cottage, re-build Entertainment Barn and build new Equestrian facilities (5 stables, wash bay, feed bay & tack room)

Planning application number: WA/2018/0176





Planning Approval

Entertainment Barn 2,160 sq/ft (To be re-built)

Entertainment Barn with central double height space and internal exposed Oak frame. 1,420 sq/ft ground floor with large entertaining space, kitchen, wine store, cloaks area, W.C. & rear terrace facing onto central courtyard. 740sq/ft first floor with 2No. bedrooms each with own en-suite and individual balconies, as well as communal seating area overlooking main double height space below.

Stone Barn (New 3/4 bed Cottage) 1,770 sq/ft (To be re-built)

Current permission for re-build of 2 storey stone barn with double height space and first floor store, with easy conversion to 3/4 bed Cottage. 1,030 sq/ft ground floor with double height living/dining space, double sided fire place, kitchen, snug, utility, office/bedroom, W.C. and private rear terrace. 720sq/ft first floor with master bedroom looking onto double height space below, with own en-suite and dressing area, 2 large double bedrooms and family bathroom.



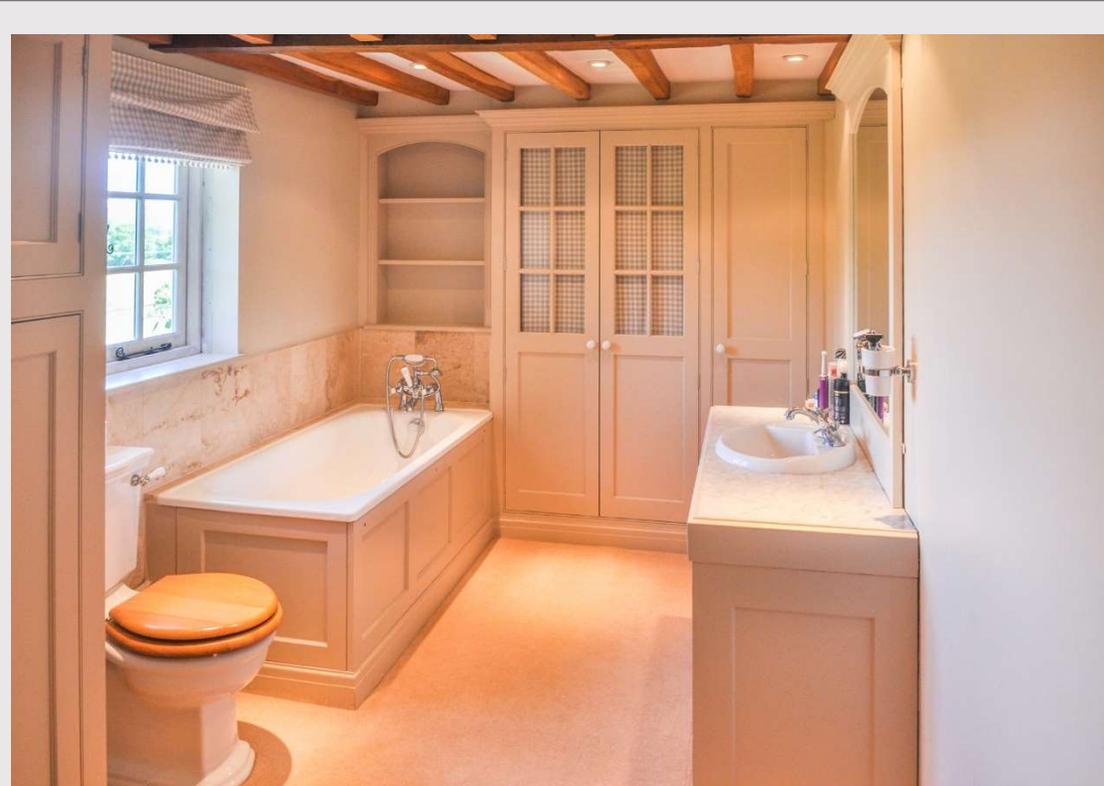
Stables 2,270sq/ft / Stores 560sq/ft (To be re-built)

5 Stone stables with movable internal divides to form individual stables, each block set either side of arched entrance way with clock tower. Connected wash bay, feed store and tack room. 3 store rooms adjacent to entertainment barn

Existing House Additional 140sq/ft

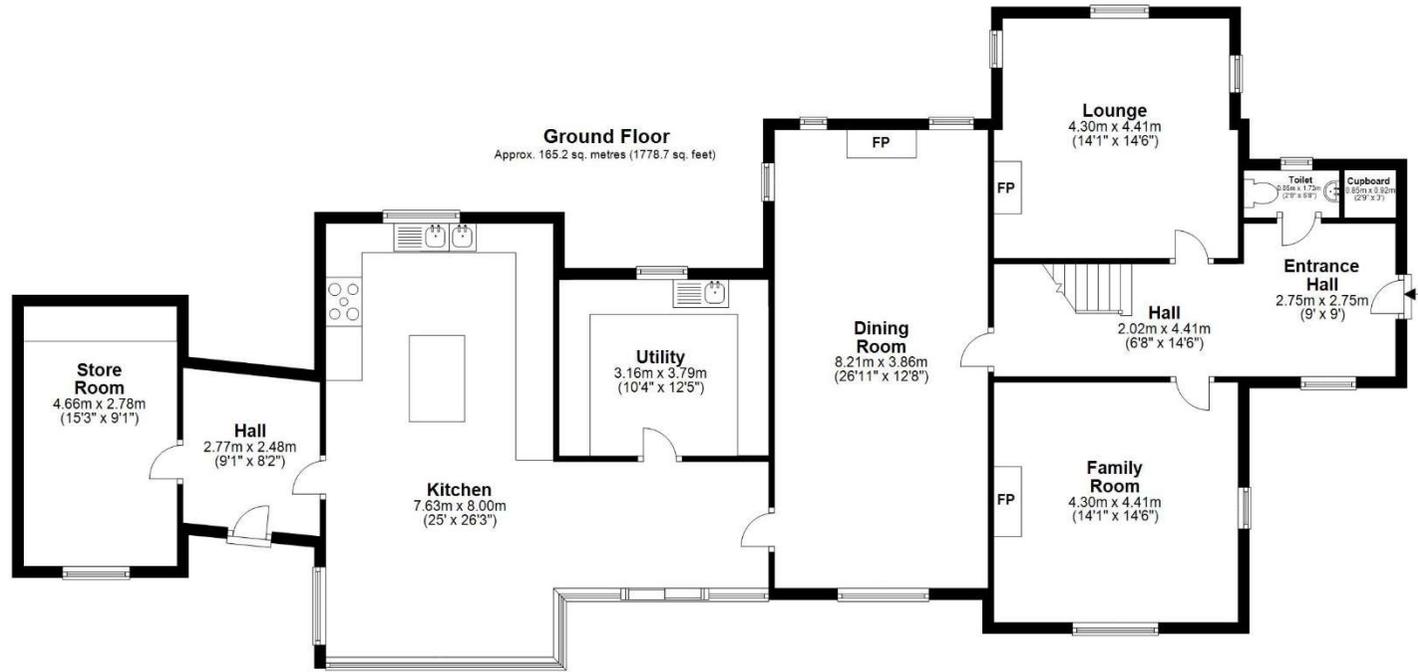
Ground floor extension onto existing house facing onto courtyard, connected to new Entertainment Barn. New utility room accessed via existing kitchen, designed to create symmetrical elevations to Entertainment barn.

Planning application number: WA/2018/0176





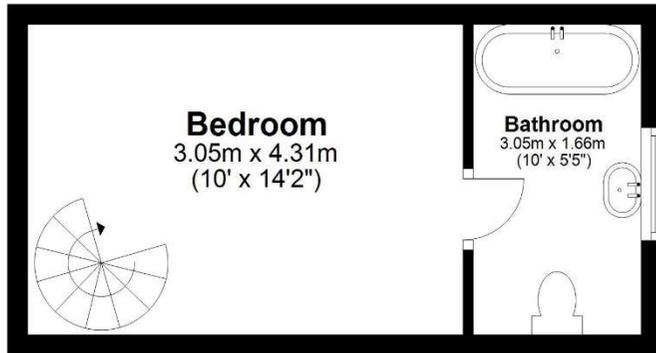




Total area: approx. 310.0 sq. metres (3336.4 sq. feet)
Rydinghurst Farm, Barrihurst, Cranleigh

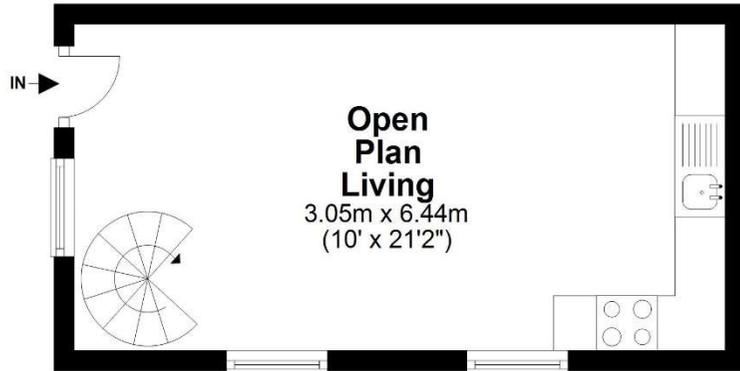
Ground Floor

Approx. 18.5 sq. metres (199.1 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.4 sq. feet)

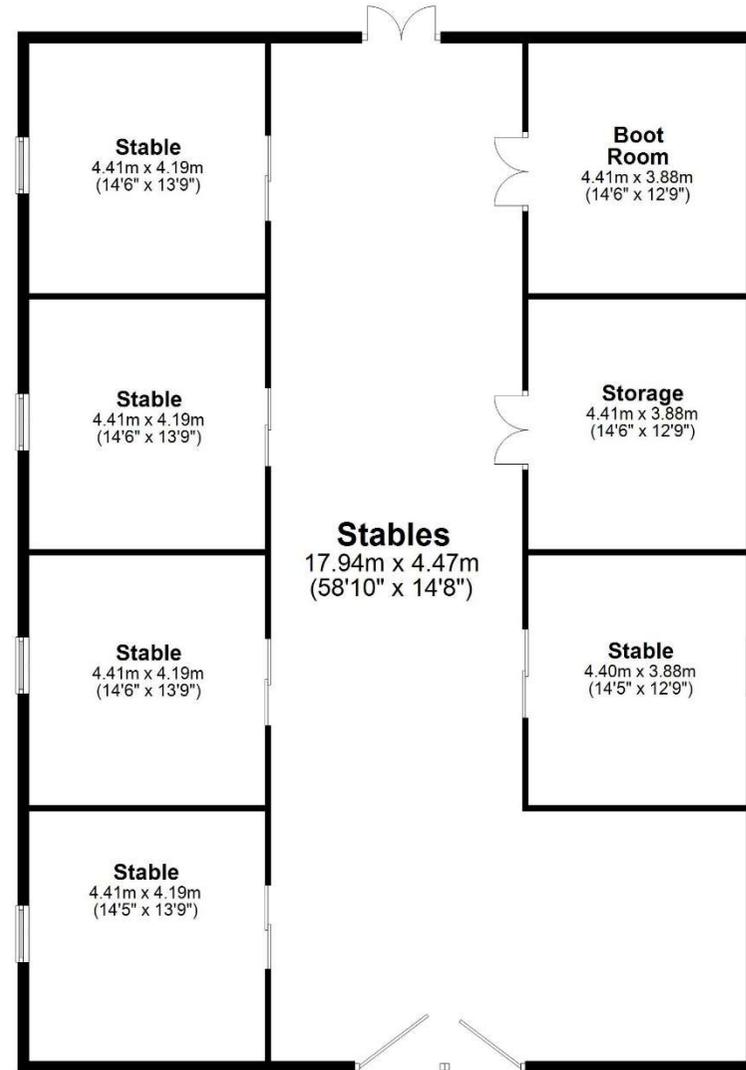


Total area: approx. 38.1 sq. metres (410.6 sq. feet)

Little Rydinghurst, Cranleigh

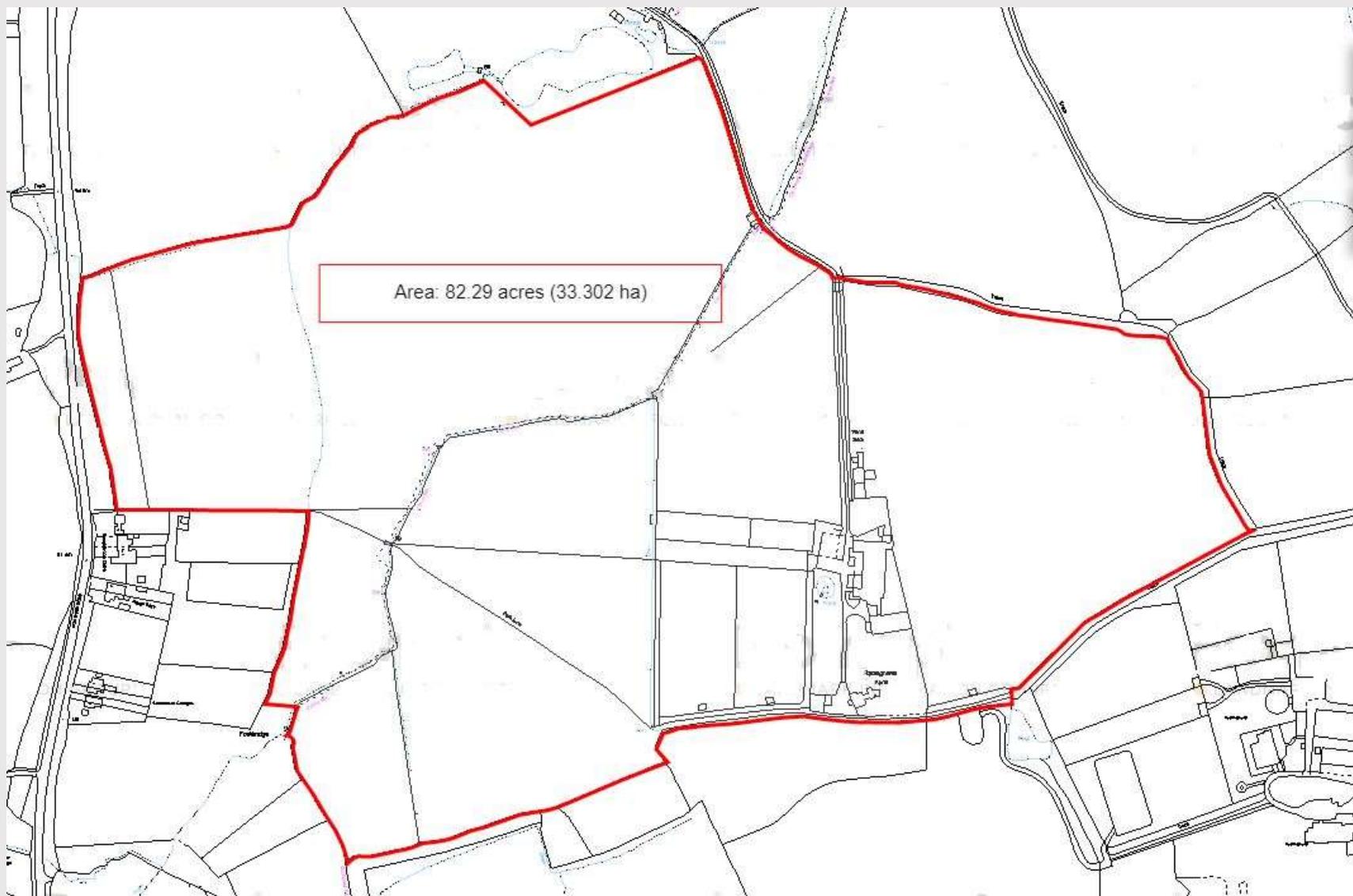
Ground Floor

Approx. 228.4 sq. metres (2458.0 sq. feet)



Total area: approx. 228.4 sq. metres (2458.0 sq. feet)

Stables- Rydinghurst, Cranleigh



FURTHER INFORMATION

Services: Oil fired central heating, private drainage

Local authority: Waverley Borough Council ~ 01483 523333 ~ www.waverley.gov.uk

Tax Band: E

EPC: Main House F, Rydinghurst Cottage TBC, Little Rydinghurst F

Tenure: Freehold

Photographs: Taken June 2020

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.

Landplan: For indicative purposes only, not to scale.

