



CHURCHILL
COUNTRY & EQUESTRIAN

Cliff Hatch Stables, Saunders Lane, Woking, Surrey, GU22 0NU. Guide £1.9M

Cliff Hatch is a four-bedroom detached property with some 14 acres, offering fantastic potential in a superb and sought-after location, within ten minutes' drive of Woking and just 6 miles from Guildford. There are some 14 acres, recently reseeded, 23 stables, a 30m x 18m covered sand school, and further two yards in addition to the stables, which are currently being used for building storage and landscaping.

- Fantastic commuter belt location
- Some 14 acres
- 4 double bedrooms
- 30m x 18m covered sand school with carpet fibre surface
- Two further yards used for commercial businesses
- Scope for improving and updating

The Property

The bungalow has four double bedrooms, one with an en-suite, a good-sized living room with a fireplace, a dining room and kitchen with a range of fitted units and both a conventional oven and a Rayburn. The family bathroom has a fitted bath and shower suite. The property would benefit some renovation and offers excellent scope for someone wanting to create a home to their design. There is a garden to the rear, and a paved area to the front which enjoys views across the land.

Equestrian Facilities

The yard comprises three wooden built stable blocks, the main yard in a courtyard with 18 boxes, attractive central maple tree, large tack room/store room and two further large rooms to the rear which could be used for an office, day room or further storage. There is also an undercover area for jump storage adjacent to the covered sand school. The two further stable blocks are next to each other with the hay barn opposite. Stables range from 14ft x 14ft to 10ft x 12ft. The covered sand school measures 30m x 18m with a carpet fibre surface, sprinkler system and viewing box. The paddocks have recently been reseeded and have four water points and there is ample of parking and hard standing for lorries and trailers.

Location

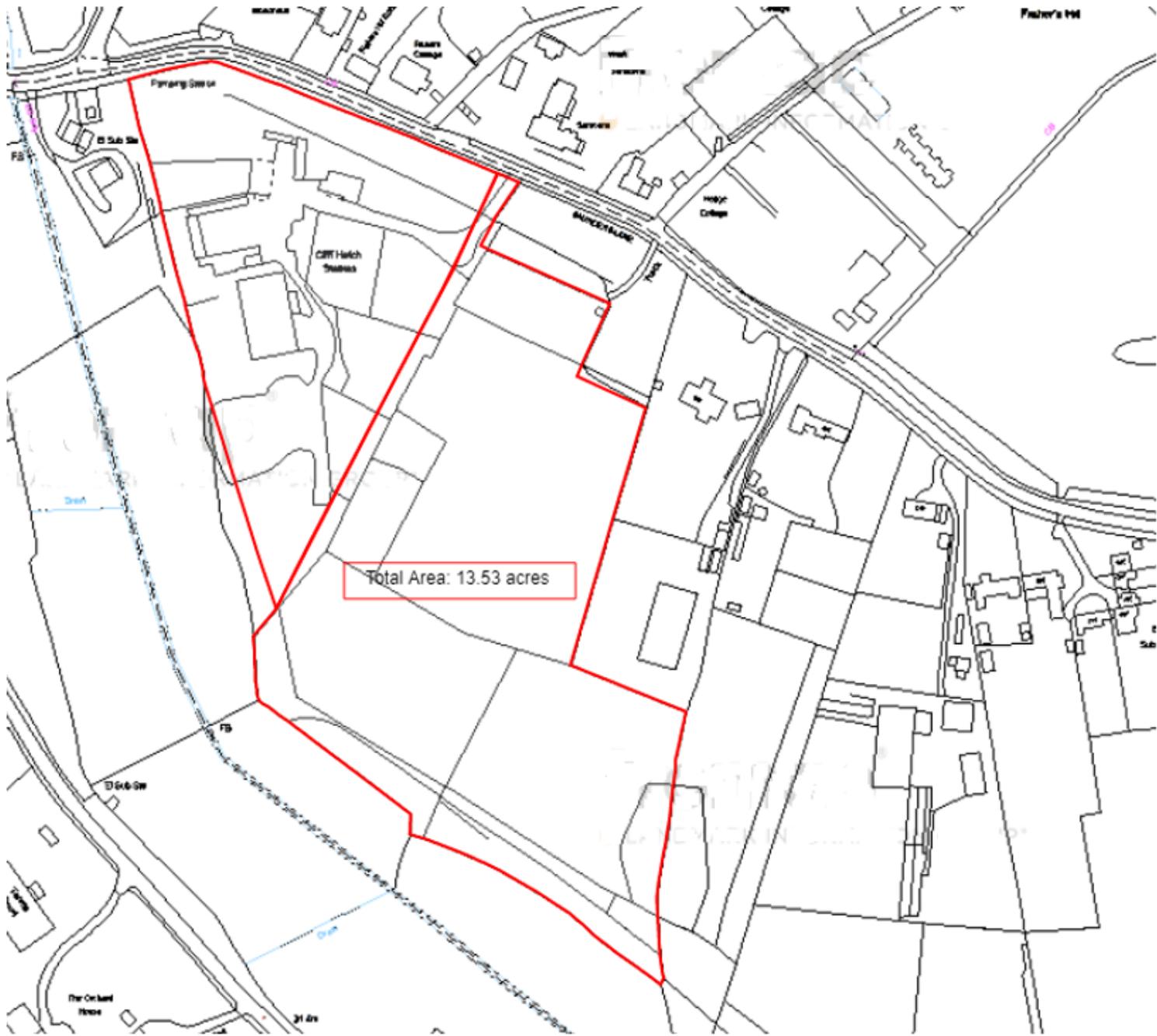
This property is situated off the south side of Saunders Lane close to its junction with Heath House Road. This is a popular commuter belt location to the south west of Woking with Guildford City centre to the south and Camberley to the north. There are mainline rail connections at Woking and Guildford, Brookwood Station is approximately 2 miles away with further services to Waterloo in about 40 minutes. Road connections include the A3 to the south and M3 to the north both linking to the M25.

There are a wide range of schools in the area, including Guildford High School, Rydes Hill Preparatory, Tormead, Royal Grammar School, Guildford County, Lanesborough, Charterhouse and Aldro. Guildford and Woking provide a fantastic range of shopping, amenities, bars and restaurants and leisure facilities. Also in the area are a selection of local golf courses and fantastic walking and riding options close by.









Brookwood Station 2.1 miles (London to Waterloo from 35 minutes), Woking station 3 miles (London Waterloo from 23 minutes), M3 (Junction 3) 16.4 miles, Guildford 6 miles (All distances and times are approximate).

Further information

Tenure: Freehold
EPC: E
Photographs taken: October 2022
Local Authority: Woking Borough Council
Council Tax Band: E
Mains drainage, electricity, gas and water

Agent Contact Details

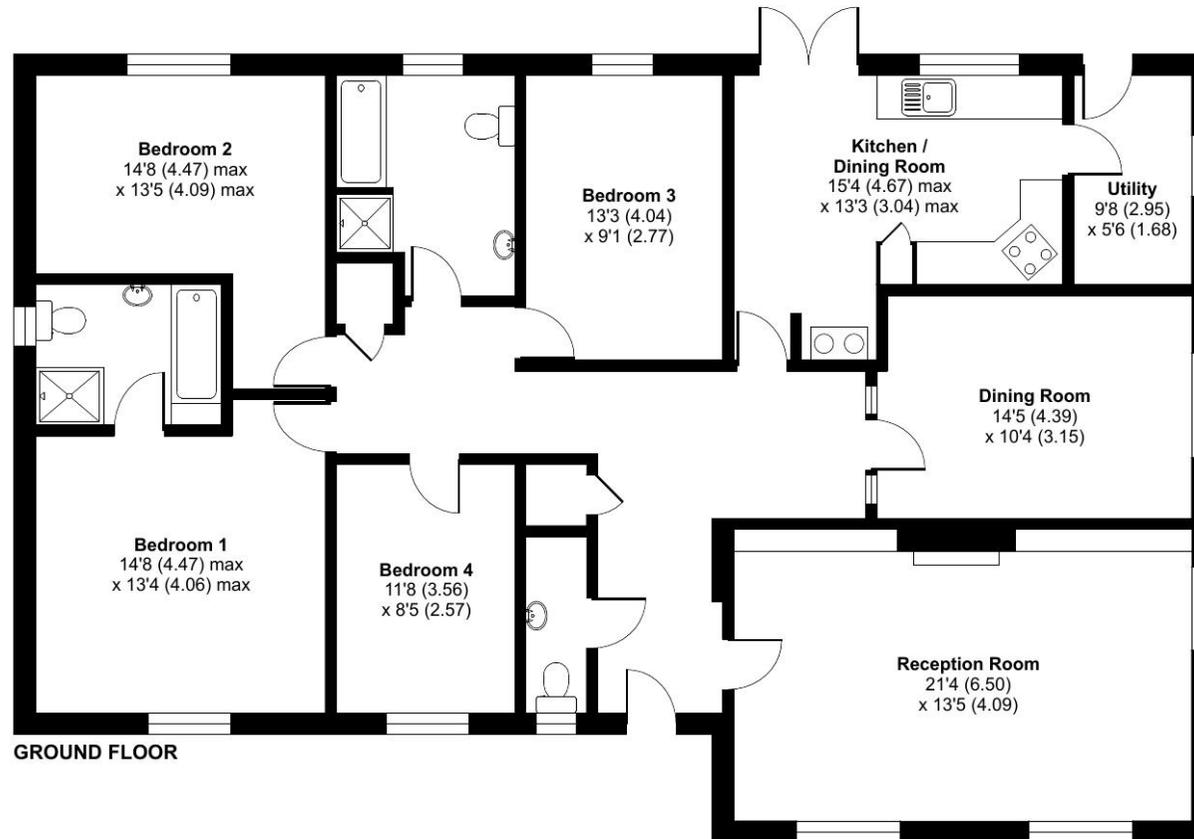
Churchill Country & Equestrian
Event House
Wisborough Green
West Sussex
RH14 0DY
01403 700222
property@churchillcountry.com



Saunders Lane, Woking, GU22

Approximate Area = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2022. Produced for Churchill Estate Agents. REF: 916263

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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not 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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.