

ROBINS FARM



CHIDDINGFOLD | SURREY





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Chiddingfold 2 miles | Haslemere (Trains to London Waterloo from 53 minutes) 6 miles | Guildford 13 miles | Central London 45 miles
(All distances and times are approximate)

'Internationally renowned training yard with state-of-the-art facilities close to the sought after village of Chiddingfold'

Main Features

5 bedroom Farmhouse | Staff accommodation block | Office suite | Owner's reception area
Two-bedroom flat situated in the tack room barn

Equine Facilities

52 stables | Tackrooms, feed store and laundry | 3 all-weather gallops | 2 horse walkers | 11 turn out paddocks
2 larger paddocks | Lunge ring | Covered treadmill | Solarium | Vibrating floor stable | Parade ring

Planning permission previously granted for 30' x 60' sand school

In all about 476 acres

For sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Robins Farm enjoys a wonderful unspoilt rural landscape outside the village of Chiddingfold and is approached through electric operated wooden gates off Fisher Lane. There are separate off-road entrances both to the west and (for access by larger articulated lorries) to the east.

The farm is situated in a particularly peaceful and tranquil location just to the southeast of the picturesque village of Chiddingfold in

the south of Surrey, yet only 45 miles from Central London. The village is home to three pubs, an excellent village store, pharmacy, coffee shop and butchers. The town of Godalming is about 8 miles to the north and offers a good range of shops, including Sainsbury's and Waitrose.

The county town of Guildford is approximately 13 miles away, with an extensive range of shopping facilities,

various restaurants and theatres. For the commuter, by train there is a choice of services from Haslemere, Witley and Milford. The A3 can be accessed at Milford providing access to the coast and London as well as the M25 (J10) for Gatwick and Heathrow airports.

RACING

- Goodwood 19 miles
- Fontwell Park 20 miles
- Sandown Park 28 miles
- Ascot 31 miles
- Epsom 34 miles
- Kempton 34 miles
- Lingfield Park 35 miles
- Windsor 37 miles
- Plumpton 43 miles
- Newbury 52 miles

POLO

- Burningfold Polo 2.5 miles
- Cowdray Polo 10 miles

AIRPORTS

- Farnham 16 miles
- Gatwick 30 miles
- Heathrow 35 miles



ROBINS FARM

Robins Farm has been developed into a well-equipped establishment with a proven record of training winners. The facilities

are exceptional, featuring state-of-the-art equipment and remarkable attention to detail.

Significant investment has been put into the training facilities at Robins Farm, however these could be modified to suit various

equestrian disciplines to include polo, eventing or dressage.



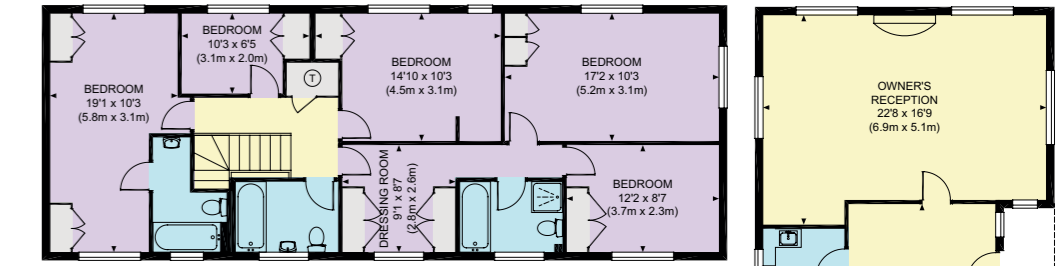
THE FARMHOUSE, OFFICE AND STAFF ACCOMMODATION

The farmhouse is orientated with a predominantly southerly aspect with views over the farm to the rear and a private garden to the front which is separated from the stable yards by a high hedge. On the ground floor there is an entrance hall, drawing room, study and a large kitchen/dining room. Linked to the kitchen, is a single storey wing. This houses the office, owners reception area, utility room and

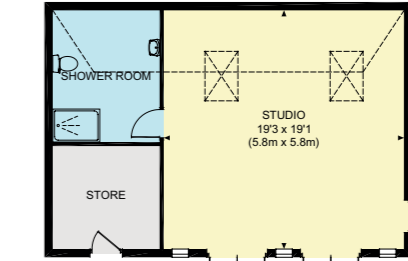
kitchen. On the first floor of the main house are 5 bedrooms, 3 bathrooms and a dressing room. The garage has been recently converted to include a large studio, shower room and store.

The staff accommodation block houses two one bedroom flats and a studio flat.

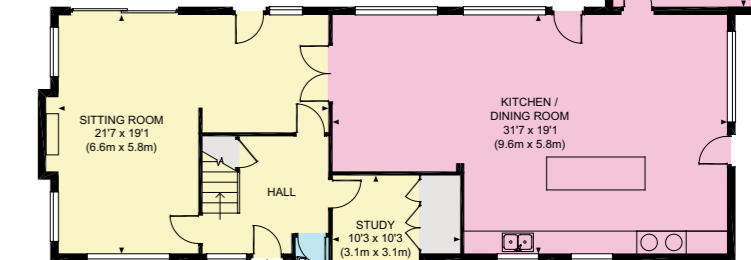
There is an additional two-bedroom flat situated in the tack room barn.



First Floor



Outbuilding



Ground Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Area
 The Farmhouse and Office - 3,335 sq ft / 309.8 sq m
 Garage - 533 sq ft / 49.5 sq m
Total - 3,868 sq ft / 359.3 sq m
For identification purposes only, not to scale.

THE LAND AND GALLOPS

The land is mostly mature pasture, bordered in the north by mature woodland. There are 11 post and rail turn out paddocks and two larger paddocks. The private gallops make full use of the land and provide flexibility using the contours for training.

MAIN GALLOP

A round wood chip gallop with an uphill spur, totalling over 6 furlongs and wide enough to accommodate 3 horses upsides.

CIRCLE GALLOP

Approximately 3 furlongs surfaced with Irish Wexford Sand, situated inside the main gallop.

HILL GALLOP

More than 4 furlongs with a woodchip surface.



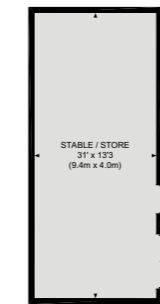
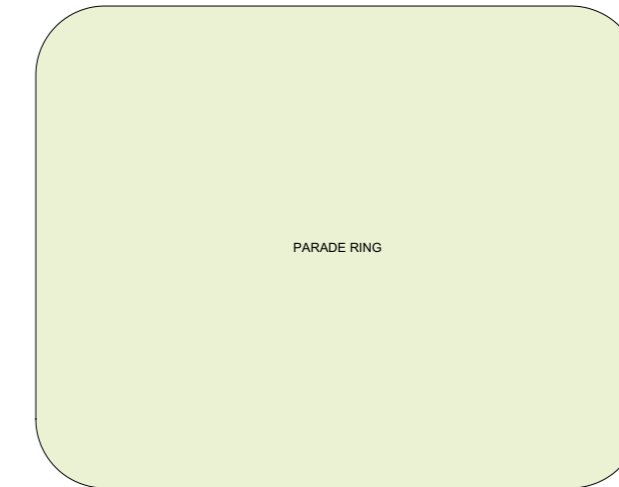
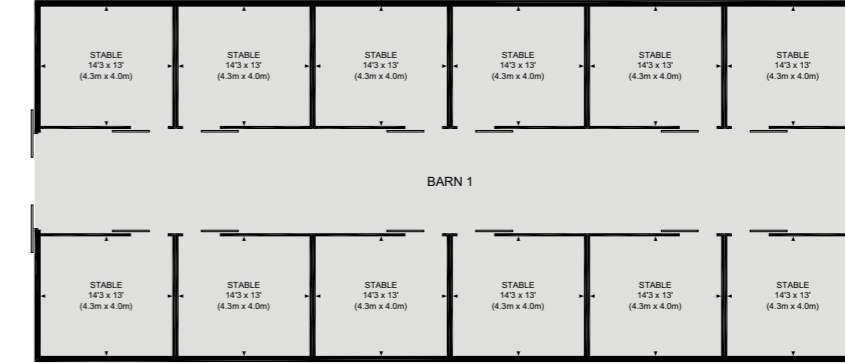
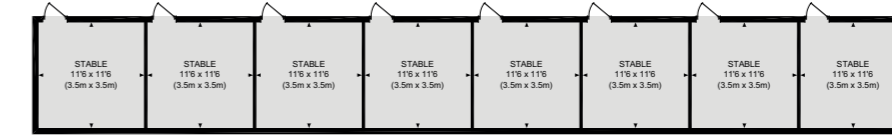
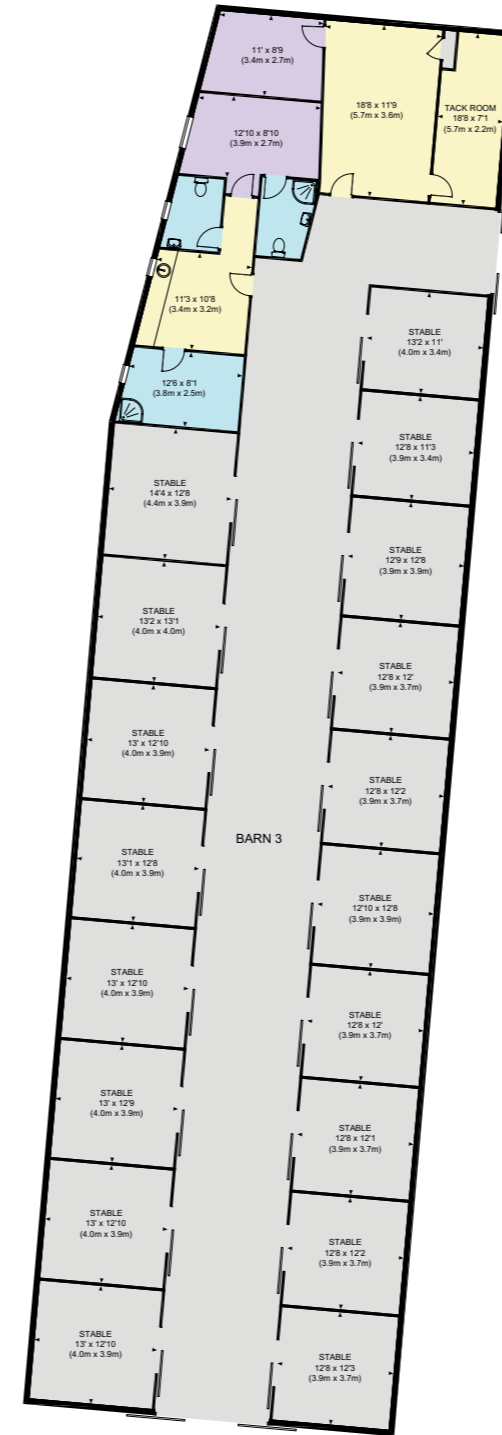
THE EQUESTRIAN COMPLEX

There are 43 main stables within 3 blocks of timber clad American Barns. There is a further block of 7 timber stables, which have been used as a nursery yard as well as 2 isolation boxes.

The American barns were built to the highest standard to ensure the very best environment for the horses, combining warmth with constant fresh air in a bright and spacious environment. Special

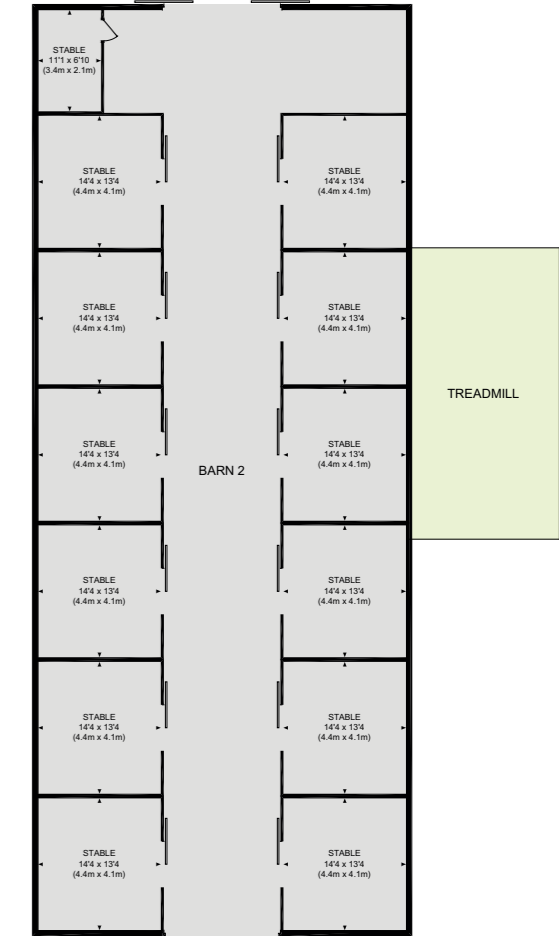
emphasis has been placed on ventilation via soffits and overhead louvres. One stable has been fitted with a vibrating floor and another with solarium lights. All of the stables have rubber mats and rubber walls to provide added protection.

Each stable also has its own measurable water supply and feed bowl. There are two horse walkers; one for 5 horses and the other for 6 horses as well as a covered and sound proofed horse treadmill.



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Area
14,579 sq ft / 1,354.4 sq m
For identification purposes only, not to scale.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a number of public rights of way over the land, for further information please contact the Vendor's agents.

SERVICES

Mains water, electricity and private drainage. The farmhouse and office have oil fired central heating and the accommodation block has night storage heaters and electric powered hot water.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX BAND

Band G.

EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agents.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

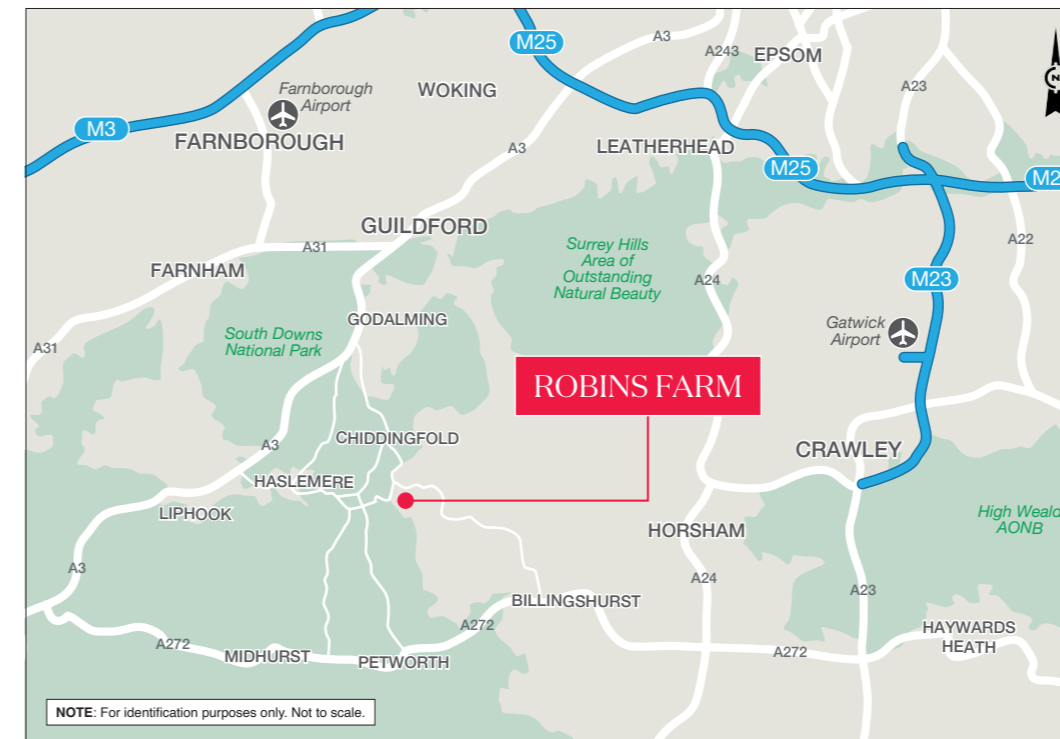
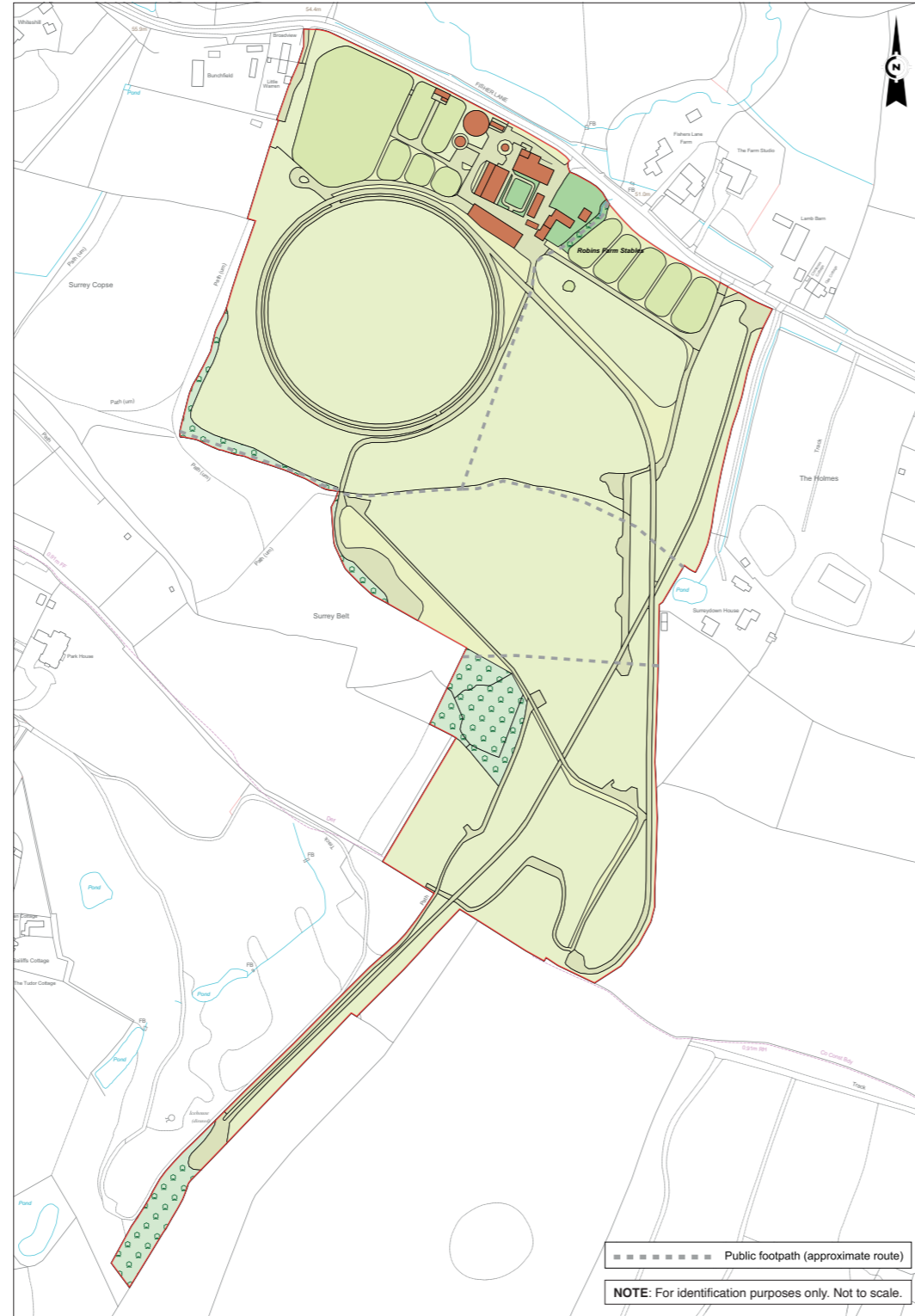
DIRECTIONS

Postcode - GU8 4TB

From London take the A3 southbound. Bypass Guildford and after about 5 miles take the Milford exit and follow the A283 towards Petworth. On entering the village of Chiddingfold at the village green, turn left on the Pickhurst Road (later Fisher Lane) towards Shillinglee. After approximately 2 miles, and 500m past Shillinglee, Robins Farm is located after a small low railed culvert behind the gated entrance pillars on the right.

VIEWINGS

All viewings are strictly by appointment with the Vendor's agents.



Viewing strictly by appointment only. Please contact:

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