



Wheatfields, SURREY

CHURCHILL
COUNTRY & EQUESTRIAN

Wheatfields, Marden Park, Woldingham, Surrey, CR3 7JD

A fabulous opportunity to acquire a beautifully presented 4/5-bedroom home with excellent equestrian facilities, all within easy commuting distance of London.

Set in a quiet, elevated position, the property includes approximately 14 acres, 16 stables, and a floodlit 20m x 40m sand school.

The house enjoys an impressive approach, located along a long and picturesque lane leading past Woldingham School, and is surrounded by open countryside and woodland. There is also superb off-road riding available directly from the property.

- 4/5 bedrooms
- Large living room with conservatory
- Entertaining spaces and outdoor bar area
- 16 stables in three separate yards
- 20m x 40m flood lit sand school
- Some 14 acres
- Views over surrounding countryside
- Lage 1,700sq ft 'Party Barn' with garage and mezzanine floor and accommodation
- Tractor store



The Property Surrounded by open countryside with fantastic views, the property was originally constructed as an agricultural farmhouse in the 1950s and has since undergone major refurbishment. It is now finished to a high standard throughout.

A large entrance hall welcomes you into the property, with underfloor heating and tiled flooring running throughout the ground floor. The spacious, triple-aspect sitting room and orangery feature a central stone fireplace and bi-folding doors that open fully onto the terrace, outdoor bar, and generous lawned gardens, creating an ideal space for entertaining. There is also a study (or fifth bedroom) overlooking the stables and land, along with a downstairs WC. The kitchen/dining room benefits from double doors opening onto the garden and is fitted with a bespoke Smallbone kitchen and integrated Neff appliances.

Upstairs, the principal bedroom includes an ensuite and a split-level dressing room. There are two further bedrooms on this floor, one of which also has an ensuite.

Equestrian Facilities and grounds The block-and-brick stables are positioned to the front of the house in a U-shaped formation, comprising six boxes, including two large foaling boxes. There are also two kennels and an adjoining pen formerly used for housing chickens.

A second yard features two rows of timber stables, offering eight additional boxes. This yard sits beside the arena and driveway and includes a large yard area, tractor store, and ample parking for a horsebox and trailer.

Two further stables are located beside the paddock adjacent to the garden. In addition, there is a small turnout paddock and two large paddocks with post-and-rail and stock fencing, totalling approximately 14 acres. The stables have power and water connected.

The 40m x 20m sand school is accessed via a gate to the side of the stables and benefits from floodlighting. There is excellent riding available on the network of nearby bridle paths through the surrounding countryside.

To the opposite side of the stables is a large detached "party barn" measuring approximately 1,700 sq. ft with a mezzanine floor. Constructed with a steel frame and part-block walls with timber cladding, it has been converted into an extensive entertaining space with further accommodation and an adjoining garage, which could serve as an office.

Wheatfields is approached along a long country lane and sits behind large wooden gates with two entrances. In front of the house is a gravelled driveway with a feature tree at its centre.

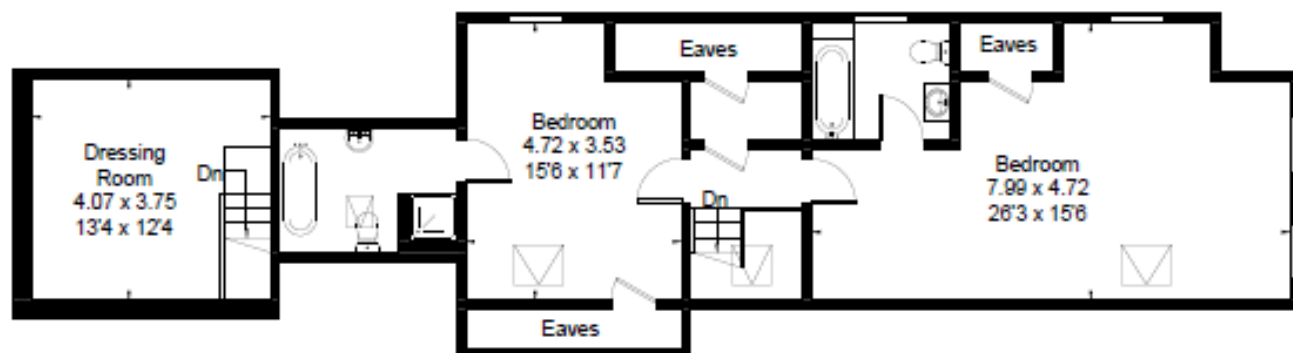
Generous lawned gardens lie to the side and rear of the property, complete with a paved terrace, outdoor bar, and tree house. The property enjoys extensive south-westerly views.



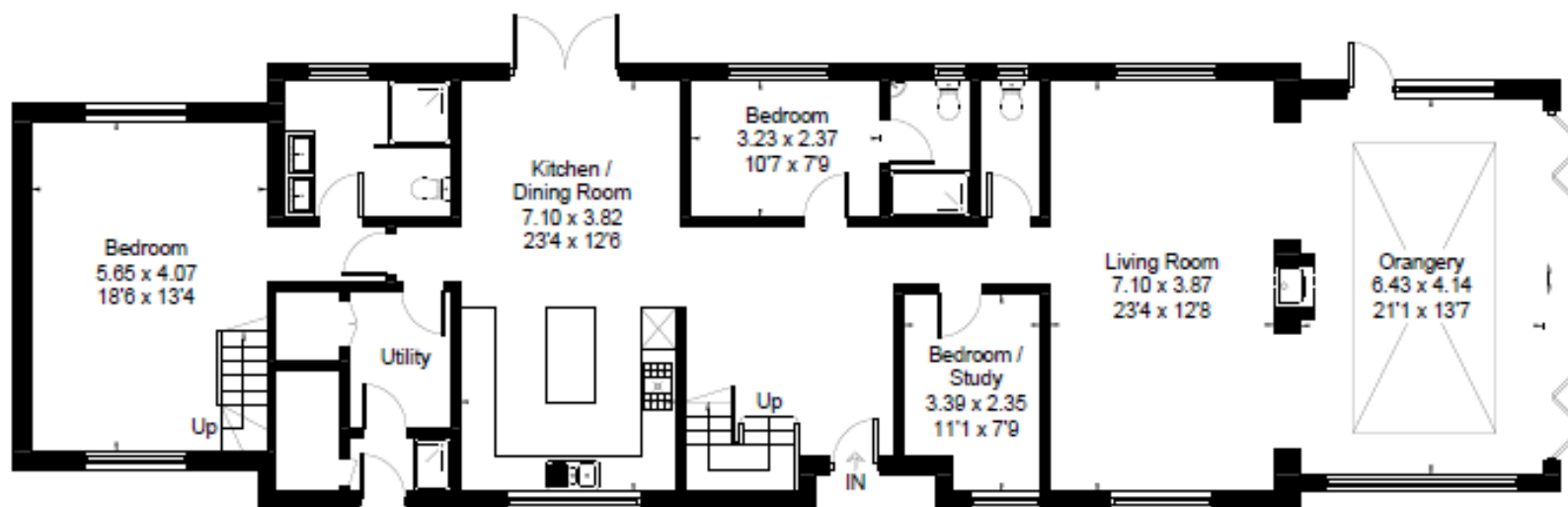




Approximate Floor Area = 253.9 sq m / 2733 sq ft (Excluding Eaves)



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101493



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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.

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