



CHURCHILL
COUNTRY & EQUESTRIAN

FAIR ACRE
SURREY

Fair Acre, 49 Woodlands Road, Little Bookham, Leatherhead, Surrey , KT23 4HG

Detached three-bedroom home set in approximately 1.54 acres, offering equestrian facilities and direct access to outstanding off-road riding, backing onto National Trust land Polesden Lacey.

The property features three double bedrooms, a spacious entrance hall with log-burning stove, and well-proportioned accommodation throughout, with scope to extend or improve (STPP). Externally, there is a four-box stable yard, field shelters and grazing divided into multiple paddocks, all set on chalk-based, free-draining land. There is a large patio area to the rear of the property, and the land enjoys stunning views.

Detached 3-bedroom property | Some 1.5 acres on chalk and free draining soil | 4 box stable yard| Field shelters | Grazing divided into multiple paddocks | Stunning views from the land | Fantastic riding straight from the property



Key Features

Front Entrance: A spacious entrance hall with feature log-burning stove, providing access to all principal rooms.

Living Room: A generous reception room with large French doors opening onto the expansive patio area, enjoying views over the garden and paddocks beyond.

Kitchen/Breakfast Room: Fitted with a range of wall and base units with integrated appliances, the kitchen benefits from pleasant views over the rear garden and offers space for dining.

Principal Bedroom: A generous double bedroom with fitted wardrobes.

Second Bedroom: A bright front-aspect double bedroom of good size.

Third Bedroom: Another double bedroom overlooking the garden, currently utilised as a gym.

Gardens and Grounds

Garden: Mainly laid to lawn with a substantial patio area and pond, leading directly to the paddocks and stabling.

Garage & Parking: An adjoining garage and a generous U-shaped driveway providing parking for multiple vehicles, with space suitable for a small lorry or trailer.

Outbuildings: A double field shelter in the paddock close to the stable yard.

Stable Yard: Four wooden boxes positioned to the rear of the garden, with direct access to the paddocks.

Paddocks: Grazing divided into four paddocks, with access onto Chalk Pit land and the local bridleway network, providing excellent hacking opportunities.

Location

The property enjoys a highly sought-after semi-rural setting off Woodlands Road, surrounded by delightful countryside, much of which is owned by the National Trust.

Everyday amenities are well catered for, with local shops nearby and the village centres of Great Bookham and Effingham close by. For more extensive shopping, leisure and dining options, the larger retail stations of Guildford and Leatherhead are approximately a 15–20-minute drive away.

Transport Links: Effingham Junction railway station is about 2 miles distant, providing regular commuter services to London Waterloo and London Victoria. Road connections are excellent, with the M25 motorway accessible at Junction 9 on the outskirts of Leatherhead, offering convenient links to both Heathrow Airport and Gatwick Airport.

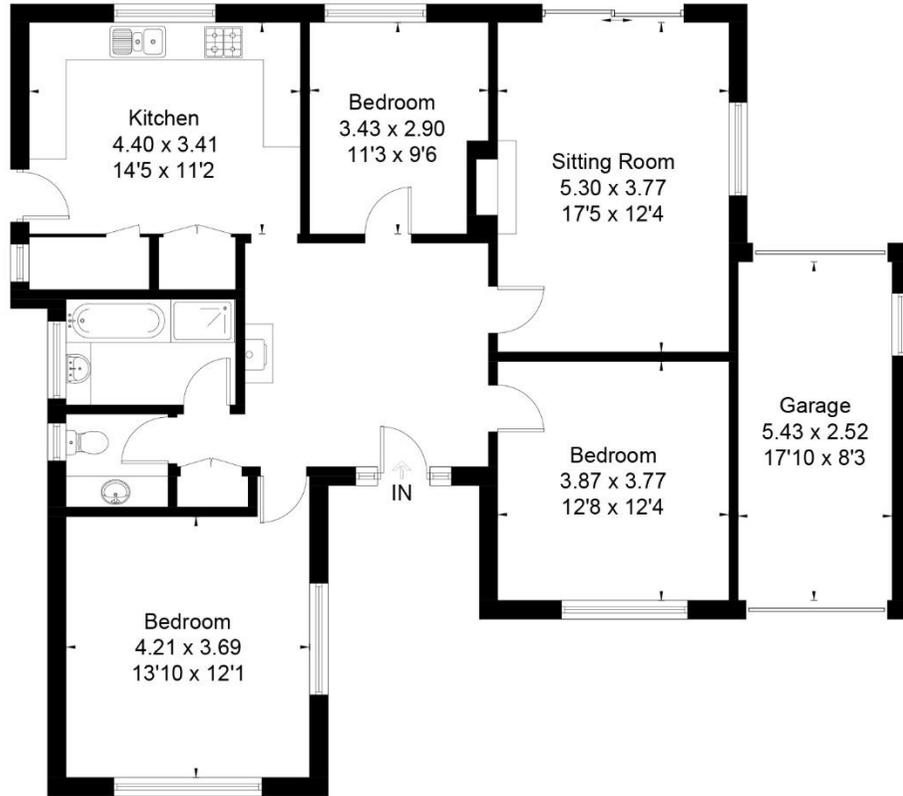
Schools: The area is also well served by a number of highly regarded schools in both the state and private sectors, including the well-renowned The Howard of Effingham School.



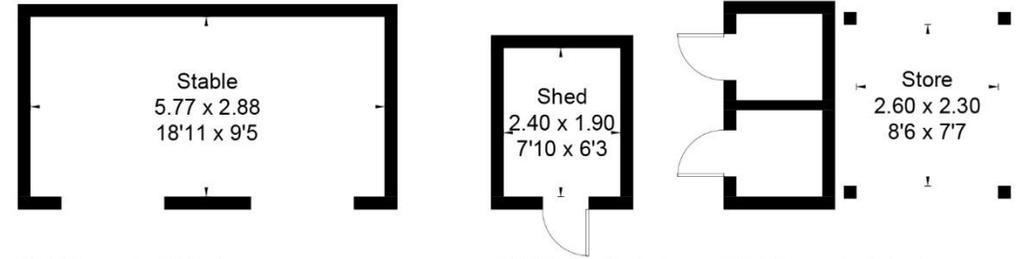




Approximate Floor Area = 107.6 sq m / 1158 sq ft
 Outbuildings = 73.4 sq m / 790 sq ft
 Total = 181.0 sq m / 1948 sq ft (Excluding Open Space / Shed)



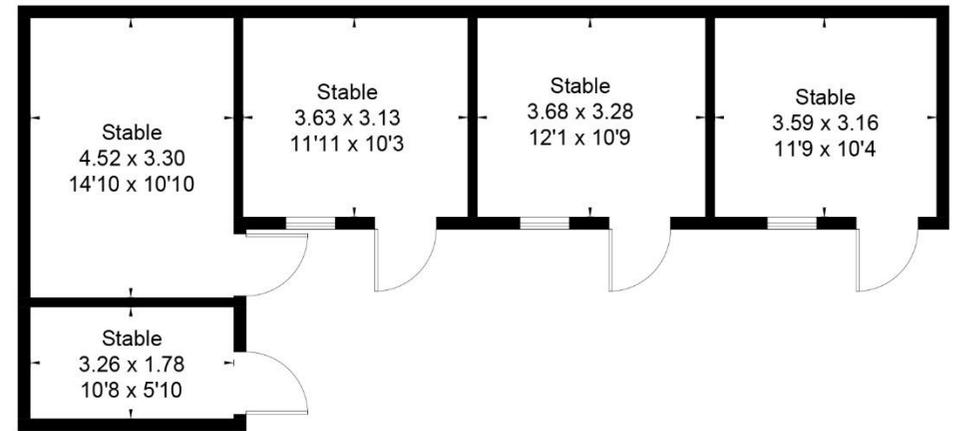
Ground Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Further Information

Services: Mains connections for services.

Local authority: Mole Valley District Council

Tax Band: G

EPC: Band D

Tenure: Freehold

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

Land map: For indicative purposes only, not to scale.

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