



Sunnycroft Farm, Golf Road, Kenley

Offers In Excess Of: £1,750,000

Bairstoweves







Set in an envious and prime location at the end of Golf Road adjacent to Kenley Common is this four bedroom detached cottage with an indoor swimming pool and set within a plot of approximately 9.1 acres with additional numerous outbuildings plus stables with stabling for around 16 horses. This is the first time this property has been on the market in nearly 50 years.

The extensive acreage of land offers the buyer various opportunities for a variety of uses including an equestrian set up with the use of the existing stables and various outbuildings, plus paddocks which have direct gated access to Kenley Common. Previously a Cattery was run from one of the outbuildings and there is scope for a number of different uses.

The original attractive cottage is arranged over two floors and provides an abundance of space for family living providing adaptable living accommodation with three reception rooms, three bedrooms, the kitchen and utility room and the family bathroom to the ground floor. To the first floor are two further bedrooms, the master bedroom with a dressing area and modern en-suite. In addition, there is a large indoor heated swimming pool with changing facilities and shower plus gardens and a double garage.



A further 1.6 acres is potentially available providing access to Welcomes Road at an additional cost. Offered to the market with no onward chain.

Golf Road is a sought after semi-rural road in the heart of Kenley adjacent to Kenley Common and Aerodrome and is situated 1.5 miles away from Kenley Station which provides access to both London Bridge and Victoria stations plus Blackfriars using Thameslink via Purley Station.

The property is within the catchment area of several sought after and excellent local schools including The Hayes Primary School and Riddlesdown Collegiate plus the M25/M23 motorways can be accessed via Caterham providing routes to both Gatwick and Heathrow airports.

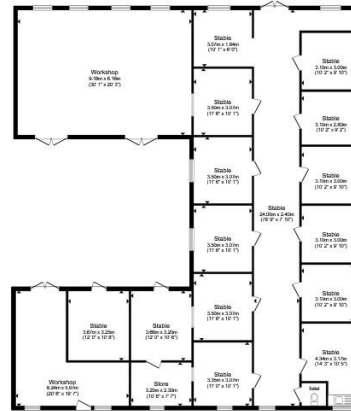
There is a small selection of amenities in Kenley Village, however for a greater selection of facilities for supermarkets, shops, bars and restaurants, Caterham town centre is a couple of miles away. Kenley Aerodrome and Common are adjacent to the property providing miles of open space and country walks. There are further leisure amenities locally including a number of golf clubs, sports clubs and gyms including the de Stafford sports centre in Caterham.



Ground Floor



First Floor



Outbuilding

Total floor area 987.2 m² (10,626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **G**

Tenure: **Freehold**

Viewing by appointment

T: 020 8668 1000

E: kenley@bairstowevescountrywide.co.uk

3 Station Approach, Hayes Lane, Kenley, Surrey, CR8 5JD

rightmove 

ZOOPLA

 **PrimeLocation.com**



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: KEN_LEX250170_R6PL_8

Bairstow eves