



An excellent opportunity for the equestrian

exclusive to

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Wayside Stables  
Motts Hill Lane  
Walton on the Hill  
KT20 5BL

London 17 Miles Epsom 3 miles Reigate 3 miles  
London 45 minutes by rail from Tadworth Station  
M25 3 miles at either Reigate (J8) or Leatherhead (J9)  
*Times and distances are approximate*

Seldom available, an opportunity to acquire a characterful stable conversion with some 4.85 acres and excellent equestrian facilities. Set in an elevated location in this private, semi-rural lane the property commands far-reaching, panoramic views over Epsom Downs and the Thames valley beyond.

Guide Price £1.25 million

View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 360000

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- Porch ■ Hall
- Family Room with Bar ■ Sitting Room
- Kitchen – Dining Room ■ Utility Room
- Principal Suite of Bedroom, Dressing Room and Bathroom
- Second Suite of Bedroom and Bathroom
- Double Carport ■ Barn ■ Detached Stable Block with at least 7 Stalls, Tack Room/Office and Feed Store
- Former Grooms Lodge now derelict
- Private Gardens ■ Three large Paddocks, each with Shelter
- In all, around 4.85 Acres



This property was built as a stable block around 1980 and converted some years later to a dwelling of around 2,200 square feet.

A unique home with character features throughout such as reclaimed beamed ceilings and leaded-light windows whilst offering the potential for updating and refurbishment. The facilities are excellent and ideal for the equestrian or those seeking land and an abundance of outbuildings and storage.

Available with no onward chain.



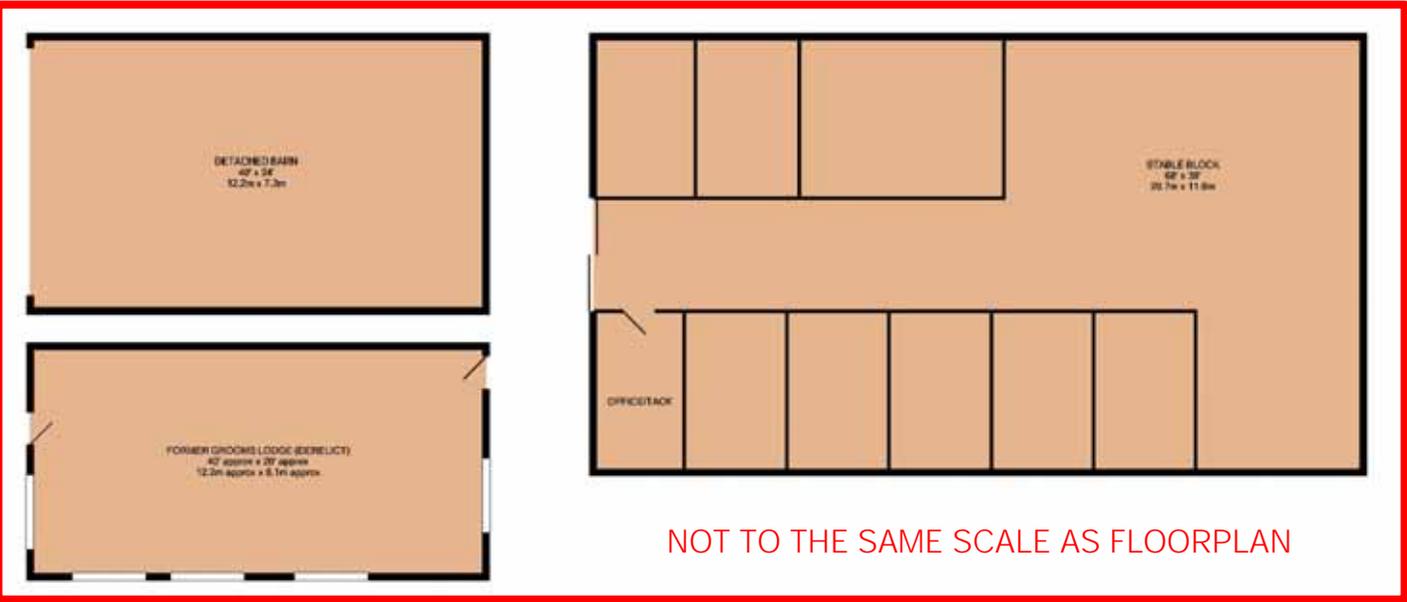
The property enjoys privacy in this semi-rural lane and breath-taking open views over Epsom Downs and the Thames Valley beyond.

Within a short walk, Tadworth Village offers excellent local shopping and Tadworth Station has regular services to London Bridge and Victoria. Picturesque Walton on the Hill village is also nearby and Epsom and Reigate are also easily reached. The M25 is accessible in a few minutes at Reigate (J8) or Leatherhead (J7).

This location between wooded heathland and the downs has immediate access to abundant open countryside for riding, walks and cycling and this part of the Surrey Downs has many venues for sport and leisure including Epsom Downs racecourse, golf at Walton Heath and Epsom RAC and a variety of local pubs, restaurants and theatre.

A good choice of schooling is also available locally.





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**FEATURES:**

- Breath-taking Rural Views
- Wealth old oak timbers
- Oak-framed, double glazed windows
- Huge Barn with space for 9 vehicles
- Steel-framed Stable Building with modular interior stalls
- Derelict former Grooms Lodge with potential
- Perfect for Equestrian or other uses
- Secure, gated Frontage
- Private lane location
- No Onward Chain.

