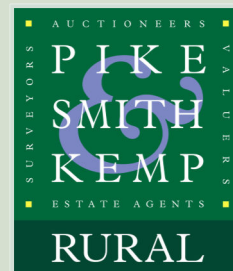


CROSS LANES FARM

LODGE LANE, CHALFONT SAINT GILES, BUCKINGHAMSHIRE, HP8 4AX





CROSS LANES FARM

LODGE LANE, CHALFONT ST GILES, BUCKINGHAMSHIRE, HP8 4AX

A THREE/FOUR BEDROOM FAMILY HOUSE WITH A SUPERB BHS APPROVED LIVERY YARD CLOSE TO THE ATTRACTIVE RURAL VILLAGE OF CHALFONT ST. GILES IN BUCKINGHAMSHIRE. THE PROPERTY HAS EXTENSIVE PURPOSE BUILT FACILITIES AND TOTALS TO APPROXIMATELY 23 ACRES.

CHALFONT ST GILES - 2.2 MILES CHORLEYWOOD - 1.9 MILES RICKMANSWORTH— 4.3 MILES BEACONSFIELD—5.5 MILES LONDON—25.9 MILES
M40 JUNCTION 2 – 6.4 MILES M25 JUNCTION 17 - 2.7 MILES

COMPRISING:

CROSS LANES FARM HOUSE

Single Storey : Large Modern Open Plan Kitchen and Living Room : Master Bedroom with En-suite : 2/3 Further Bedrooms : Study/Bedroom : Family Bathroom

SELF CONTAINED ANNEXE

2 Bedrooms : Kitchen : Dining / Living Room : Bathroom

EQUESTRIAN FACILITIES

Pony Yard Consisting of 10 Stables : 23 Further Looseboxes : Floodlit Sand and Rubber Manège : Lunging Pen : Horse Walker : Solarium

CLIENT FACILITIES

Secure Car and Horse Box Parking : W.C : Kitchen : Feed Stores & Secure Tack Rooms : Office

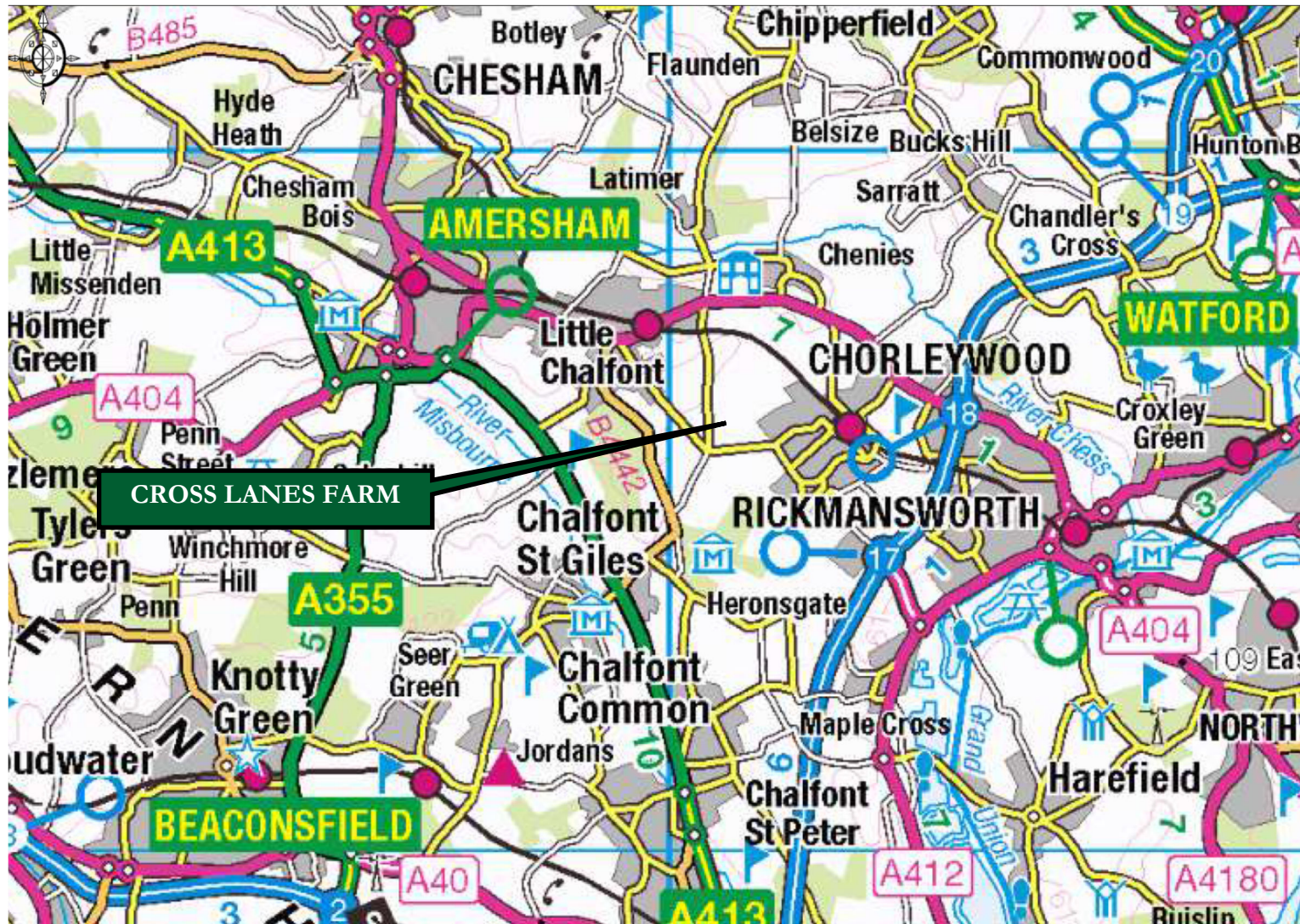
DOUBLE GARAGE

A BARN CONSISTING OF A GYM / PLAYROOM AND KITCHEN

19.2 ACRES OF LEVEL PASTURELAND

SITUATION

Cross Lanes Farm is conveniently located a short distance away from the popular villages of Chalfont St Giles and Little Chalfont which offer pubs, local shops, garages, churches and schools. There are extensive shopping facilities in the nearby towns of Rickmansworth and Beaconsfield. The property offers quick access to junction 17/18 of the M25 providing easy access to London Heathrow and the wider motorway network.



DIRECTIONS

M25 Junction 17

Leave the M25 at junction 17 and head east along Long Lane. At the roundabout, take the 4th exit and stay on Long Lane. Continue onto Heronsgate Road which after approximately 0.4 miles bears right and becomes Shire Lane. Turn left onto Chalfont Lane and after 0.3 miles, turn left onto Burtons Lane. Just over half a mile turn right onto Lodge Lane and Cross Lanes Farm is the first property on the right hand side.

M40 Junction 2

Leave the M40 at junction 2 and head east towards A355. At the roundabout, take the 2nd exit onto London Road/A40. After approximately 0.9 miles turn left onto Potkilm Lane. Continue onto Jordans Lane then onto Twitchell's Lane. After half a mile turn right onto Three Households and continue along through the High Street, bearing slightly right onto Pheasant Hill. At the roundabout, take the 2nd exit onto Amersham Road/A413 and continue straight over the roundabout onto the B4442. After approximately 0.7 mile, turn right onto Roughwood Lane and continue straight onto Lodge Lane. Cross Lanes Farm is the first property on the right hand side.

Mainline Railway Services

Trains directly to London Marylebone run on the Metropolitan Line from Chalfont and Latimer station in Little Chalfont offering journey times from 37 minutes.



CROSS LANES FARM HOUSE

A detached, single storey, three/ four bedroom family home of timber construction with pitched slate roof. The property was built 6 years ago by the current owners and offers generous accommodation, suitable for both family living and entertaining. The property is approached by electrically operated gates of which the gravel driveway leads to a double garage and plenty of parking space.

The accommodation comprises a light hallway featuring sun tubes, a large built in wardrobe and double doors that lead into the living area. The spacious, open plan kitchen/living room features a log burner, impressive large windows and a range of modern wall and floor units with built in appliances including granite work tops and oak floors throughout as well as a set of double doors leading outside. The property benefits from a master bedroom with fitted wardrobes and an en-suite bathroom. There is a double bedroom and a single bedroom both of which benefit from fitted wardrobes. In addition, there is a study which also has fitted wardrobes and could therefore be used as a small bedroom. The family bathroom benefits from a shower bath.

The property is light and airy and has been finished to a very high standard which offers excellent modern features.

THE ANNEXE

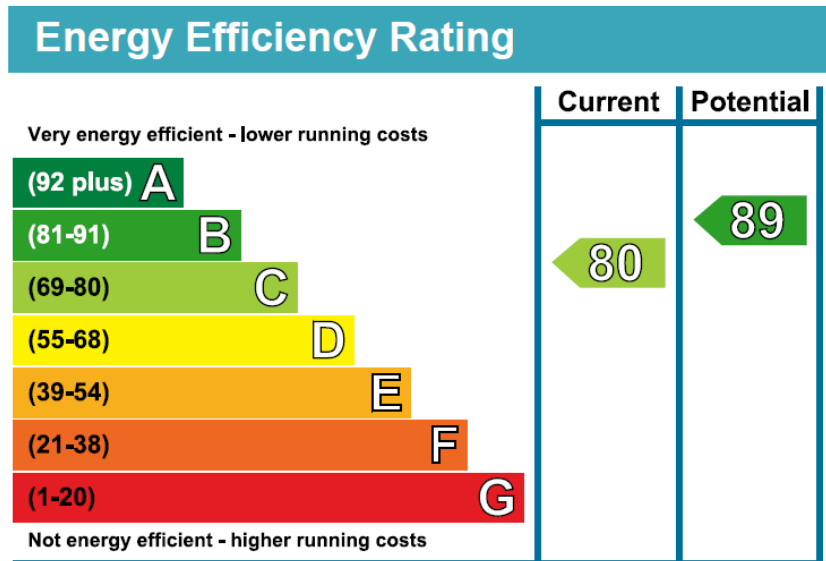
The detached, single storey annexe offers further ancillary accommodation. It benefits from an open plan living/dining room, a kitchen, two bedrooms and a bathroom.

The annexe is modern and provides perfect accommodation for staff.

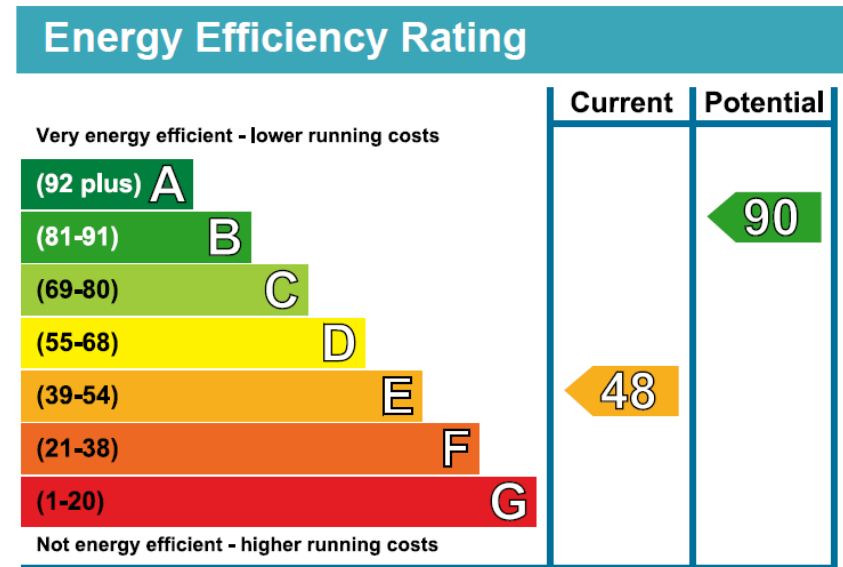


EPC's

EPC Cross Lanes Farm House



EPC Annexe





THE GARDENS & BARN

The gardens at Cross Lanes Farm are laid out to provide privacy as well as further entertaining space. The majority of the garden is laid to lawn with a beech hedge surrounding the perimeter.

Opposite the annexe is a further outbuilding which consists of a kitchenette and adjoining room currently used for storage and playroom/gym in association with the house but could also be used for staff/client kitchen and restroom.

In addition, on the western side of the barn there is an undercover storage area for logs.

THE EQUESTRIAN COMPLEX AND BUSINESS

Cross Lanes Farm comes complete with enviable equestrian facilities including a pony yard consisting of 10 stables, a further 23 stables, secure tack rooms, feed rooms, office, solarium, toilet facilities, storage sheds, a horse walker, a lunge pen and an outdoor arena.

The pony yard is set in a 'U' shape with a central concrete yard area and consists of 10 stables. The remaining stables are situated around the arena and lunging pen. Specifically, 12 stables run alongside the arena, a further 4 stables are situated to the south of the 12 stables and 7 stables as well as the solarium and rug room are situated either side of the lunging pen. The solarium also provides a covered wash down area and rug drying facility.

Each loose box benefits from individual lights and automatic water drinkers and offer either private or commercial equestrian opportunities.

The tack rooms are well positioned in between stables and benefit from CCTV and Alarm Systems.

The arena has a rubber-sand surface and extends to 20m x 60m. It also benefits from floodlights and mirrors.

The lunging pen extends to 20m x 20m and has a sand surface.

The 'Monarch' horse walker is situated to the west of the yard and consists of 5 bays.

Adjacent to the arena are sheds for the storage of show jumps, tools and machinery.

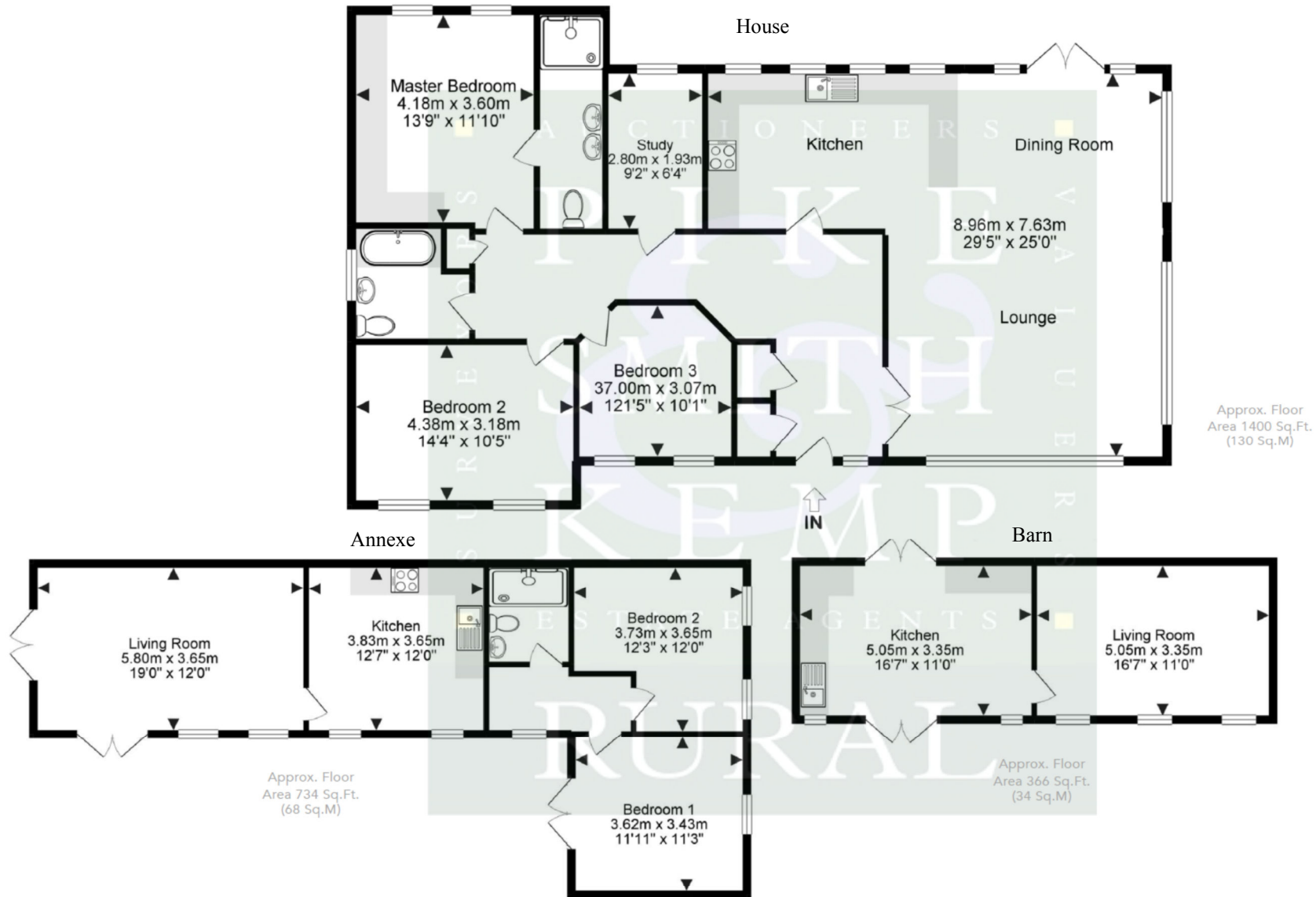
There is a large client car park with a hard standing surface leading to Lodge Lane via a private driveway.

Cross Lanes is an established BHS approved Livery yard with a well established client base. Services on offer range from part, full and training livery. The business is highly successful and has an enviable reputation in the local area and beyond.





FLOOR PLANS



The approximate total area for the elements of the property represented on the floorplan is 232 SqM (2500 Sq.Ft) Excl Stables and Tack Rooms

Cross Lanes Farm, Lodge Lane, Chalfont St Giles, Buckinghamshire, HP8 4AX

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



THE LAND

Approximately 19.2 acres of level pastureland extends to the north of the buildings which is divided into 13 paddocks by way of timber post and rail fencing.

All paddocks have a water supply and are accessed via hardcore and/or grass tracks. In addition, there is an approximately 1 mile canter track around the land.

The pasture is well maintained and offers the opportunity for grazing as well as the ability to take an annual hay crop.

SALE PLAN



Promap
LANDMARK INFORMATION GROUP

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Geotipping plc 2019. Plotted Scale - 1:2500

General Remarks & Stipulations

Services

Mains water and electricity are connected to the farmhouse and buildings. Central heating is oil fired and drainage is to a septic tank.

Security

Cross Lanes Farm benefits from a professionally installed CCTV system covering the outbuildings and the house and outbuildings are also alarmed. These systems will be included within the sale.

Tenure

The House, Land and Buildings will be sold Freehold with vacant possession on completion.

Method of Sale

Cross Lanes Farm is offered for sale as a whole by private treaty.

Basic Payment Scheme

The land is not registered for the Basic Payment Scheme and no entitlements are included in the sale.

Planning/Development

The property is situated within the administration area of Chiltern District Council. Chiltern District Council Local Plan designates that the property falls within the Metropolitan Greenbelt and the Chilterns Area of Outstanding Natural Beauty.

The dwellinghouse shall only be occupied by a person solely or mainly employed in the equestrian enterprise operated from site.

Soil Type

The land comprises soils which are described as freely draining lime-rich loamy soils as identified by the Soil Survey of England and Wales. It is ideally suited to spring and autumn-sown cereals and other crops including grass.

Mineral Rights

The mineral rights will be included within the sale.

Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

Photographs

The photographs in these particulars were taken in May 2019. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. The purchaser(s) will be responsible for any fencing.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

There are no public rights of way or electricity pylons across the property .

Local Authority

Chiltern District Council, King George V Road, Amersham, Buckinghamshire, HP6 5AW.
(Tel: 01494 729000)

Fixtures and Fittings

Only those fixtures and fittings described in the sale particulars are included in the sale.

Staff/TUPE

Cross Lanes Farm employs 3 full time staff and 2 part time staff. The property will be sold on subject to the purchaser being responsible for compliance with the Transfer of Undertaking (Protection of Employment) Regulations 2006.

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

Viewing

Viewings of the property will be strictly by appointment only through the Sole Agents Pike Smith & Kemp Rural.

Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

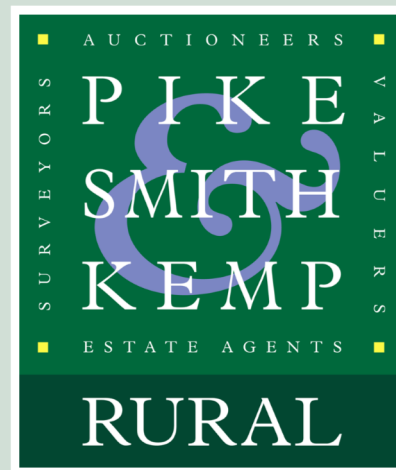
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser's will be deemed to have satisfied themselves of the land as scheduled, all quoted areas, measurements and distances are approximate.

Contact

Pike Smith & Kemp Rural: John Hunt or Eva Gascoigne on 01628 777666



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1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and

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