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## Goodwood Street *Saddlebrook Estate*



### **Aspen Sanders**

Non-Principal Property  
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### **Barry Scott-Brown**

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# LWP

PROPERTIES

## SUBLIME SADDLEBROOK EQUESTRIAN

WEB REF: RL3400

# R28,995,000

ERF SIZE: 17,960Ha

FLOOR SIZE: 800Ha



5



3.5



4



Step into the exceptional comfort and delight of this premiere equestrian property in the exclusive secure estate of Saddlebrook, Kyalami.

This spacious double stand boasts an established landscaped garden which is completely irrigated by automation. Enjoy farm life - close to all modern amenities - with the beautiful big vegetable garden and lots of fruit trees around the property, including peach, apple, fig and a stunning pecan nut tree. There are two high-pressure borehole pumps (one is a back up pump) which gives the garden, house and stables wonderful water pressure throughout.

There are two big koi ponds which give the home such a lovely feel with the sounds of the tranquil waterfalls, as well as a large heated swimming pool just off of the outside entertainment area.

This equestrian paradise has 6 well-ventilated big brick stables, with two feed rooms and a tack room, plus plenty of storage space for winter grass and shavings. There is also a veterinary bay with space for a solarium for the horses. Condition your equine athletes on the beautiful Clopf fibre & silica 60 x 40 arena, which features incredible drainage as well as a fully automated irrigation system.

Alongside the yard are modern spacious grooms room that can accommodate a husband and a wife, with separate kitchen and separate bathroom, as well as another staff room with a modern clean spacious separate bathroom that can be used for outside staff as well. There is also a beautiful housekeepers' room with a separate bedroom, kitchen and bathroom.

For visitors, work, or an income-generator there is an elegantly finished one-bedroom flatlet with a kitchen and bathroom, plus a bright two-bedroomed garden cottage with separate own entrance. Both have heating and air conditioning, and the garden cottage also features a lovely airy patio overlooking the landscaped gardens.

There are 5 garages, 3 of which are automated, with plenty of parking space for visitors.

This property is not only within the wonderfully secure Saddlebrook Estate, with 11 km of bridle trail, but the double stand is secured with ClearVu fencing all round the stable area, and fencing round the entire property keeping children and pets safely in the property. The entrance gate opens right onto the bridle trails for serene hacking, walking, and cycling.