



Beautifully refurbished and backing onto Neale's Field

exclusive to

**SAUNDERS**

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# Chipstead

Banstead Village 2 miles London 16 miles Coulsdon 2 miles  
London by rail 35 minutes from Chipstead  
or 25 minutes from Coulsdon South  
M23/M25 Intersection 15 minutes  
*All times and distances are approximate*

In one of Chipstead's finest locations, this substantial extended house has been comprehensively refurbished to provide a stunning family home.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Family Room
- Kitchen-Breakfast Room
- Utility Room | Service Room
- Study | 2nd Cloakroom
- 5 Bedrooms
- 2 Dressing Rooms | 2 Bath/Shower Rooms
- Double Garage | Driveway with ample parking
- Secluded Rear Garden, in all over half an acre

Offers in Excess of £1.85 million





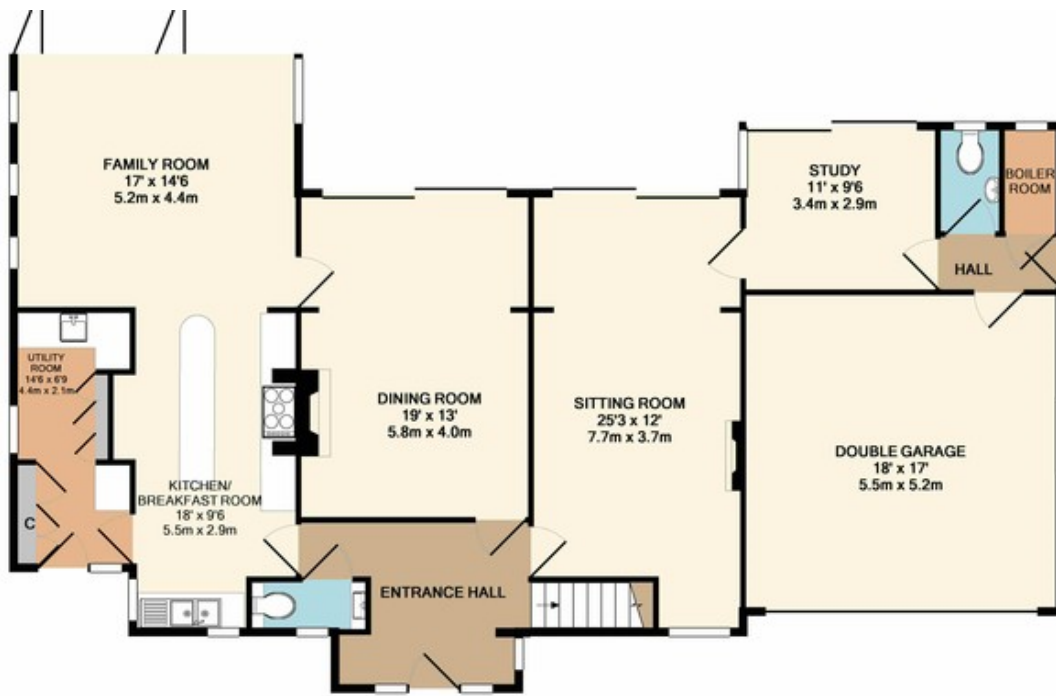
Situated on one of Chipstead's premier private roads, with an excellent level and southerly facing plot backing Neale's Field, this is certainly one of Chipstead's finest locations. Chipstead Village has local shops, restaurants and Station with services to London Bridge and Victoria. Coulsdon South is also accessible with faster commuter links. Further amenities can be found at nearby Banstead Village or Coulsdon Town. There is an abundance of open countryside in this part of the Surrey Downs together with a choice of Golf Courses and other sporting clubs. The M23 and M25 can both be easily accessed by car, the latter providing routes to both Gatwick and Heathrow Airports.

This attractive house built circa 1927 has been extended and refurbished over the last two years to provide an exceptional family home. Accommodation is beautifully appointed throughout. The ground floor accommodation is well proportioned and the three main reception rooms all have doors leading to the garden. The principal suite is excellent, comprising a luxurious en-suite bathroom and two dressing rooms. There is a deep frontage providing ample parking for numerous cars in addition to the integral double garage. Groundworks and cabling is in place for the addition of automated entrance gates and a curved front wall. The rear garden enjoys a sunny southerly aspect, well landscaped and views over Neale's Field.



Spacious Entrance Hall with Marble Flooring | Kitchen/Breakfast Room with Lacanche Range Cooker | 25' Sitting Room with Feature Fireplace and Doors to Garden | Under Floor Heating to Ground Floor Rooms | Doors from all Three Reception Rooms on to Terrace | Rewired including Cat 6 Networking, CCTV, Speaker Wiring, with a central Control Hub | Loft Room with Power, Light and TV Points | Extensive Garden Feature Lighting | Provision for Electric Gates and wall at Front | Southerly Backing and Level Plot



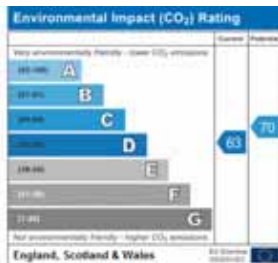
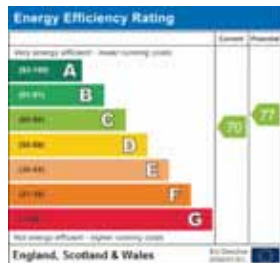


GROUND FLOOR  
APPROX. FLOOR  
AREA 1636 SQ.FT.  
(152.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1191 SQ.FT.  
(110.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2827 SQ.FT. (262.6 SQ.M.)  
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