



Overlooking open fields yet a moment's walk from local amenities

exclusive to

SAUNDERS

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Outwood Lane Chipstead CR5 3NL

Banstead Village 2 miles Coulsdon 2 miles
London by rail 45 minutes
M23/M25 Intersection 10 minutes
All times and distances are approximate

A pretty detached family home that has been extensively renovated whilst retaining traditional charm and character.

Situated opposite Banstead Woods with open views to the front and enjoying a short walk to the Ofsted outstanding Chipstead Valley Primary School, and an even shorter walk to Chipstead Station and 45 minute trains to London Bridge.

Offers in Excess of £1,300,000

View by appointment please, exclusively through
Richard Saunders and Company
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- Entrance Hall ■ Sitting Room ■ Family Room ■ Kitchen-Dining Room
- Utility Room ■ Study ■ Storeroom ■ Cloakroom
- 4 Double Bedrooms ■ 2 Bathrooms, 1 of which en-suite
- Carport and Gated Driveway Parking
- Rear Garden in excess of 90' ■ Lit and Powered Outbuilding

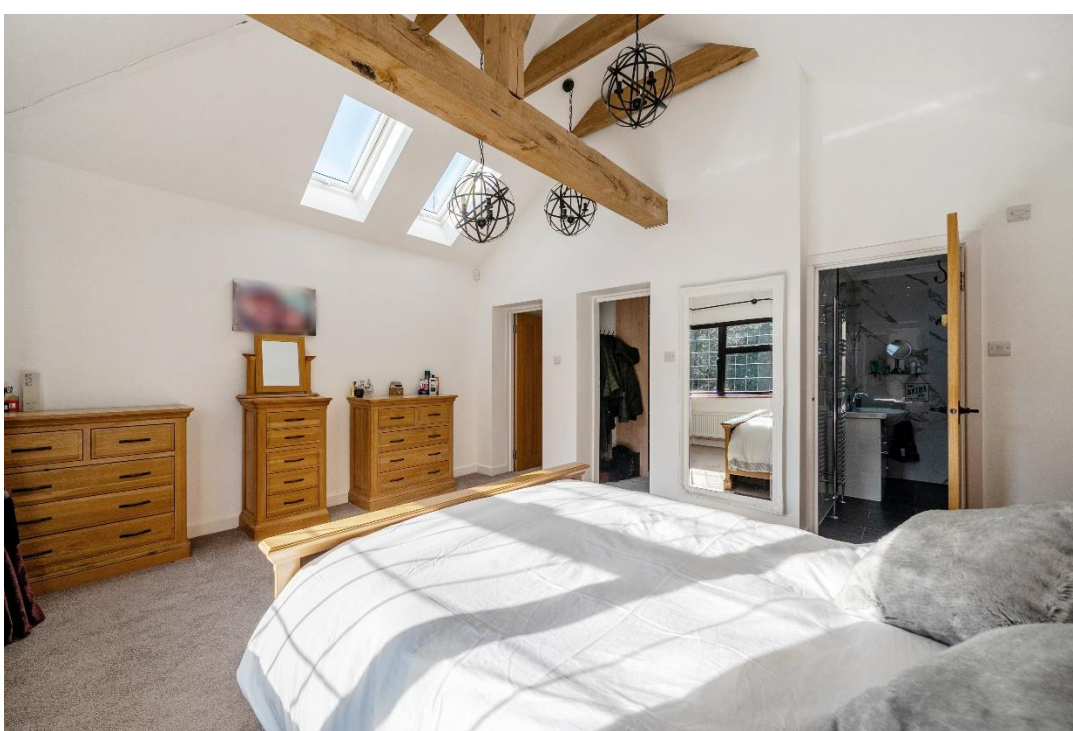


This charming four bedroom home offers family accommodation in a peerless location on the cusp of Banstead Woods. The house is suited to family living with separate sitting and family rooms to the open -plan kitchen-dining room.

The kitchen has a stylish modern presentation capped with expanses of characterful granite work-surfaces, the utility is separate from the kitchen and is likewise well fitted. The study is tucked away from the family spaces and, with the cloakroom and store, rounds out the ground floor accommodation.

The four bedrooms are all comfortably sized for double beds with the three larger bedrooms overlooking the garden. The principal bedroom is of particular note with a characterful vaulted ceiling, exposed beams, a walk-in wardrobe and a handsomely fitted en-suite shower-room. The family bathroom presents contemporary and traditional themes, with an area which could be used as a laundry room.

Externally to the front the property has driveway parking for multiple cars and a timber-framed carport with an electric vehicle charging point. The south-easterly backing garden is naturally secluded and extends to over 90', to the rear is a large outbuilding with power and lighting.



Outwood Lane is in a convenient and desirable Chipstead location. Station Parade with its local shopping and station is within an easy walk with Chipstead Station offering regular trains to London Bridge.

The Ofsted outstanding Chipstead Valley Primary is less than a mile up the road.

Banstead Village is around 2 miles away with its High Street shopping including Waitrose Supermarket and Marks and Spencer Simply Food as well as further excellent local schools.

The open spaces of Banstead Woods are in the immediate vicinity as is Chipstead Golf Course.

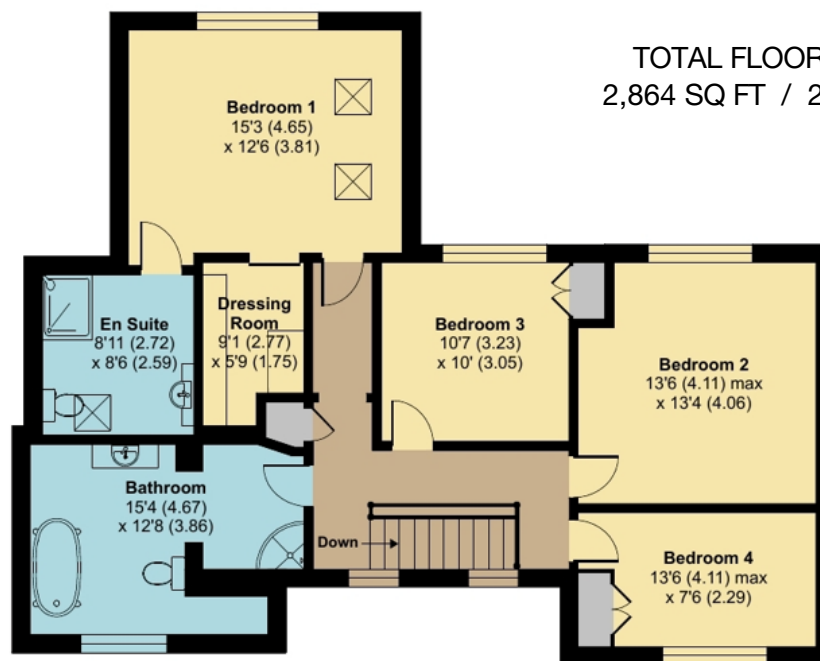
The M23 and M25 can both be easily accessed by car, the latter providing routes to both Gatwick and Heathrow Airports.





GROUND FLOOR

TOTAL FLOOR AREA
2,864 SQ FT / 266 SQ M



FIRST FLOOR

The many features of this fine home include:

- Set overlooking Banstead Woods
- Less than a mile's walk to Chipstead Valley Primary School
- Beautifully finished contemporary kitchen with granite work surfaces
- South-easterly backing rear garden
- Hot Tub sitting on its own decking area
- Less than 5 minutes walk from Chipstead Station
- En-suite bathroom and walk-in wardrobe to principal bedroom
- Feature fireplace in Sitting Room
- Bifolding doors from family room and kitchen to rear patio
- Large workshop outbuilding with power and lighting
- Timber carport with vehicle charging point

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

Broadband: FTTC

All mains services

To the best of our knowledge on production of this brochure

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