



Detached family home with various outbuildings and great potential

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2 Chipstead Lane Lower Kingswood KT20 6RE

Reigate 2 miles Kingswood 2 miles London by rail
35 minutes from Reigate or 40 minutes from
Kingswood M25 (Junction 8) 1 mile
All times and distances are approximate

A detached four bedroom home in this popular Lower Kingswood location with great potential for an incoming owner to make it suit them. The numerous outbuilding spaces and storage areas give flexibility to potentially operate a business or adapt for broader family living spaces. A viewing is encouraged to get a true idea of the accommodation on offer.

- | Entrance Hall
- | Kitchen-Dining room
- | Sitting Room
- | Garden Room
- | Cloakroom
- | 4 Bedrooms
- | Bathroom
- | Large, split Outbuilding
- | Numerous Storage Spaces
- | Gated Drive
- | Rear Garden

Price £749,950





This detached four bedroom family home offers great potential for an incoming owner to acquire a house with a plethora of outbuildings that could facilitate operating a business from home or even converting into annexe space, subject to the usual consents. The property could also be extended or renovated to suit (STPP). The property is of generous proportions with three of the four bedrooms being doubles. The ground floor layout is perfect for day-to-day family living and large scale entertaining. The outbuildings to the rear could be used in a variety of ways to suit and the outbuildings to the side provide ample storage.



Set within the Green Belt, this is a pleasant semi-rural location yet with access to the local towns of Reigate, Epsom and Banstead Village. The M25 is easily reached at Junction 8 (Reigate Hill). This area is renowned for its picturesque rural scenery and is close to the golf courses at Kingswood and Walton Heath.

Large outbuilding space with great potential | Gated front drive and rear access from the Brighton Road | Potential for further extension and refurbishment (STPP) | Three double bedrooms with built-in storage | Large open-plan kitchen - dining room | Ideal for running a business from home | Garden room with bi-folding doors to garden | Wealth of internal and external storage | Short walk to Hogden Bottom Park | End of Chain





GROUND FLOOR



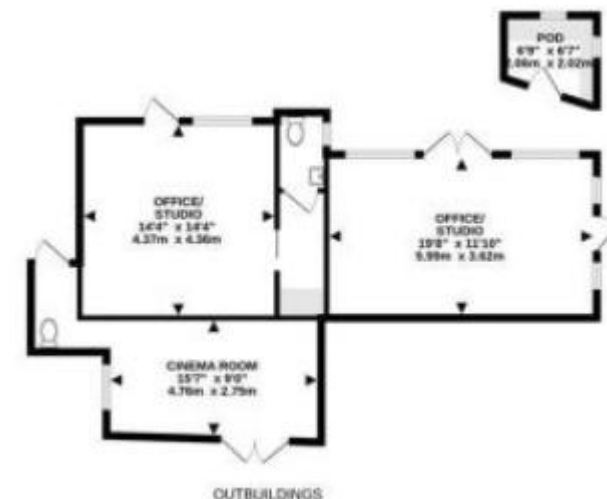
1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

2,900 SQ FT / 269.4 SQ
M



OUTBUILDINGS

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: F

All mains services

FFTP Broadband Available

To the best of our knowledge on production of this brochure

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Viewing
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a viewing appointment

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