

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Glebelands House, Elmore
Road
Chipstead
CR5 3SG

Built in 1902, this Edwardian vicarage was stood empty for six years, until our client bought it some 32 years ago, and undertook a full and comprehensive refurbishment, including the design and establishment of the formal gardens over the 1.2 Acres plot. Later came the pond, Tennis Courts and garages, as well as license to a paddock of roughly an additional acre.

£2,250,000



- Handsome Edwardian old Vicarage
- Accommodation spread over 4400sq ft
- All weather Tennis Court
- Sussex barn style garage
- Stunning views over Chipstead Valley & Rugby Club
- 6 Bedrooms
- Extensive formal gardens
- Formal dining room and two formal sitting rooms
- Roughly an acre of paddock under license
- **Viewings by appointment only**



PROPERTY DESCRIPTION

The house is set in its own extensive private gardens of over an acre, with sweeping lawns, an all weather tennis court, gravel gated driveway, triple barn garage, and a license to use an adjoining paddock of approximately an acre. With a total footprint of close to 4500 sq ft, this is a substantial home, with accommodation over three floors, including entrance hall, central reception hall, orangery, family room, sitting room, dining room, cloakroom, Large kitchen/breakfast room, utility room, 4 bedrooms to the first floor including the main bedroom and en-suite, family bathroom, and to the second floor a sitting room area and two further bedrooms/studies. The property offers a wonderful mix of the charm and character that reflects its origins, combined with the modern standards and styles that reflect modern living.

The property is located in Chipstead and is close to both Coulsdon and Banstead, as well as Reigate, Croydon and Caterham. Between the two, Chipstead and Coulsdon have a variety of retailers including Waitrose, Boots, Tesco Express, and Aldi plus independent shops, banks, Post Office, coffee shops, restaurants and a library. Primary schooling is provided by St Aidans RC, Smitham and Chipstead Valley, whilst Woodcote High School and The Oasis Academy provide secondary options. The private sector offers Caterham, Whitgift, Reigate Grammar, Croydon High and Chinthurst as well as Cumnor House, Aberdour, Essendene, St David's, and The Hawthorns. Recreational facilities are plentiful with Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club as well as The Courtyard Theatre. Farthing Downs and Banstead Woods are on the doorstep, perfect for countryside walks.

Your closest station is Chipstead, with direct trains to London Bridge. Also, you aren't far from the mainline station at Coulsdon South, offering regular and fast trains into Victoria, London Bridge as well as Thameslink trains to Gatwick and Brighton travelling south, and to Bedford, Peterborough and Cambridge travelling north. The M25 is accessible at both junctions 8 and 9,









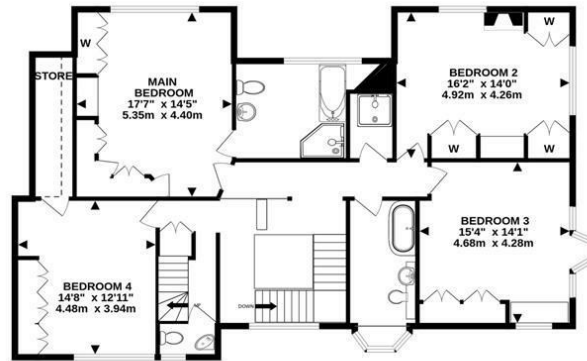
PROPERTY DESCRIPTION

which in turn provide convenient access to Gatwick and Heathrow Airports.

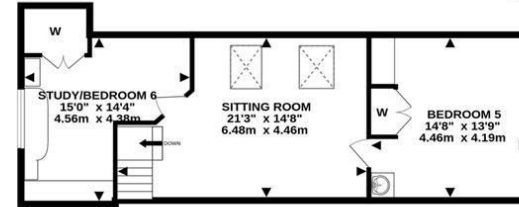
Please Note; we are offering Glebelands with 2 Lot options; Glebelands and Glebe Cottage together, or just Glebelends (main house, this listing) ; for further information, please contact Peter Kennedy.

For further information or to arrange a private viewing, please contact Peter Kennedy or a member of the sales team.

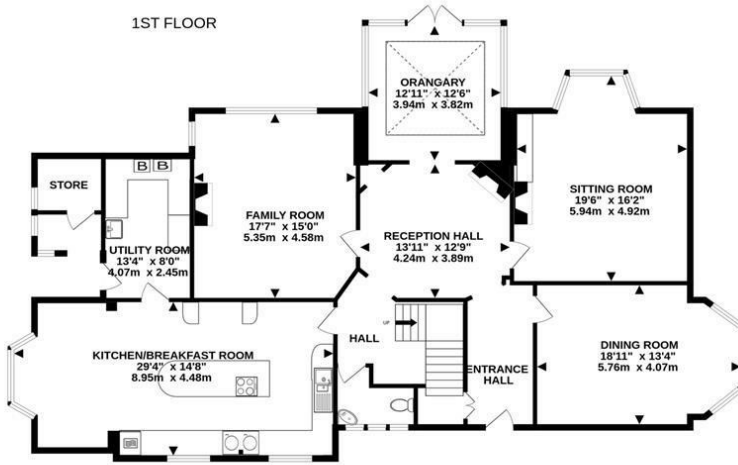
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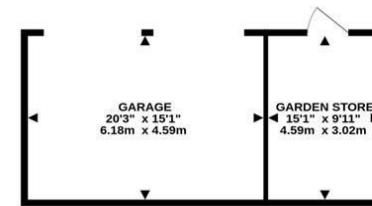
1ST FLOOR



2ND FLOOR



GROUND FLOOR

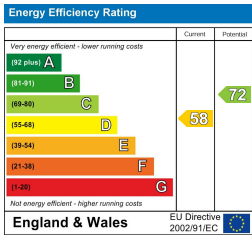


GARAGE

MAIN HOUSE 366.8 SQ.M (3948 SQ.FT) GARAGE 42.2 SQ.M (454 SQ.FT)

TOTAL FLOOR AREA : 4403 sq.ft. (409.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Glebelands House,

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL:

TAX BAND: H

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT