

Kennedys'

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Patronica
Outwood Lane
Chipstead
CR5 3NG

We are incredibly lucky to live and operate in the patch of Surrey that we do, though our clients are probably luckier than most, having their 3 bedroom detached family home located just on the edge of Chipstead village, benefiting from one of the best outlooks in the area.

OIEO
£750,000



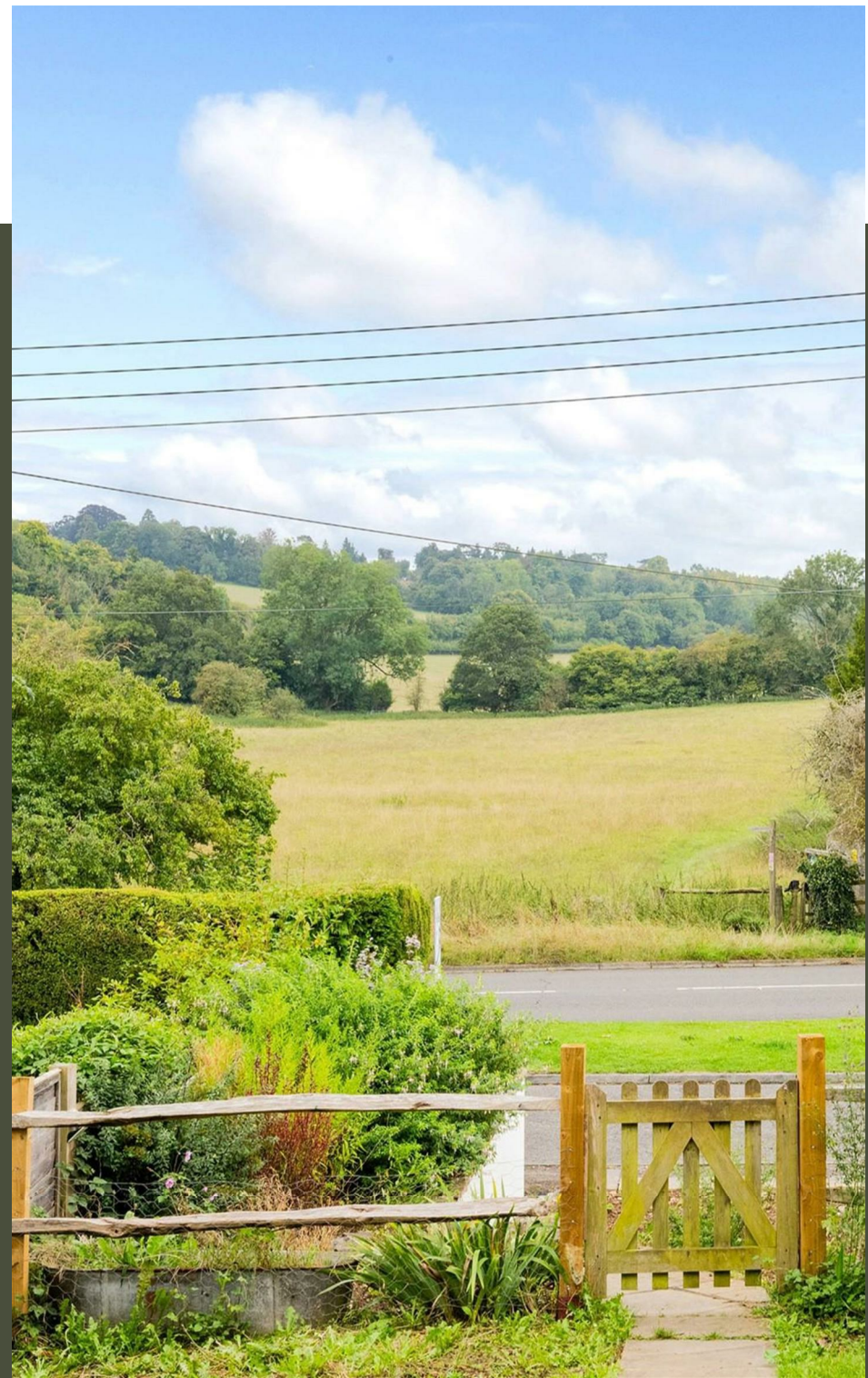
- Charming detached family home
- 2 Bathrooms
- Modern L shaped kitchen / dining room
- Converted garage into studio space with a W/C
- Off road parking for three vehicles
- 3 Bedrooms
- Loft conversion
- Summer House with power
- Outlook on incredible countryside vista to the front of the property
- *Viewings by appointment only*



PROPERTY DESCRIPTION

The ground floor comprises of a sitting room to the front of the house, a large L shaped kitchen/ dining area, a utility room and a downstairs W/C. The front room is centered around an open fire, with a bay window to the front looking over the valley. The kitchen is a great space, with shaker style base and wall units, mint green metro tiles and solid oak worktops, all of which opens out to the rest of the room which offers a casual living area aswell as a dining space. The kitchen benefits from built in appliances such as dual ovens, induction stove and dishwasher, and leads straight through into the utility room which houses space from the fridge/ freezer and white goods as well as rear access and the W/C. The first floor is home to bedrooms 2 & 3, both good sizes, and bedroom 2 benefits from the views out the front of the property. The family bathroom is also on this floor, as well as a large landing space that the current owners use as a study area. The top floor is a loft conversion, a large space with built in wardrobes, a dressing area and an en-suite, all very well presented.

The house does also offer some bonus rooms, the summer house at the end of the garden is fully equipped with power and internet, allowing it to function as a possible home office/ teenage hangout. The garage has been converted into a space from which the current owner runs her own business, and boasts a self contained w/c.







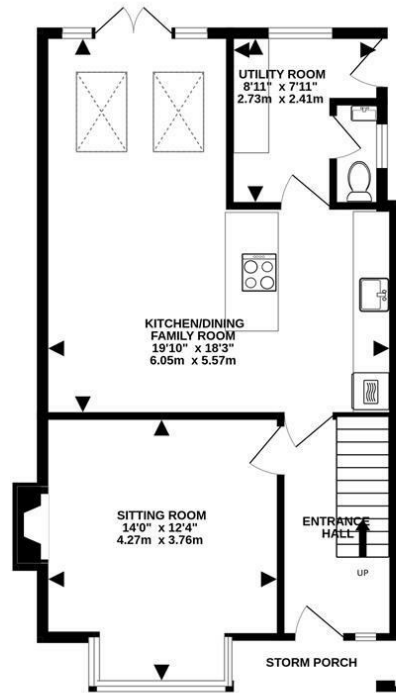


PROPERTY DESCRIPTION

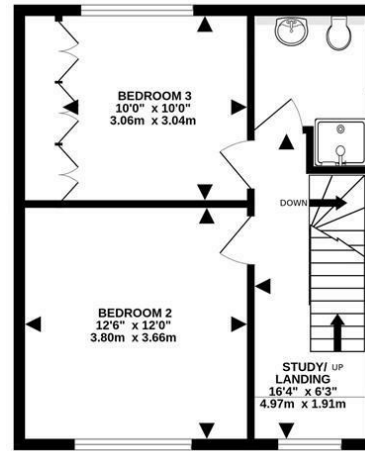
The rear garden is tiered, with a large sleepers providing a handsome structure to the space, and at the highest level you'll find a great spot for catching the sun, due to the acute angle between you and the roofline of the house. The front garden is lovely, with a good sized space risen from road level, followed by steps down to the parking area which comfortably fits three cars. Chipstead station and the parade of shops are just a short walk, so trips to London etc are within easy reach, however Coulsdon South is also only a short drive and offers fast trains into London. The parade of shops provides post office, vets, Independent wine store and bistro along with local independent traders whilst more comprehensive shopping and leisure facilities can be found in both in Banstead Village or nearby Coulsdon. Schooling is well provided for in both State and Private sectors and there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718.

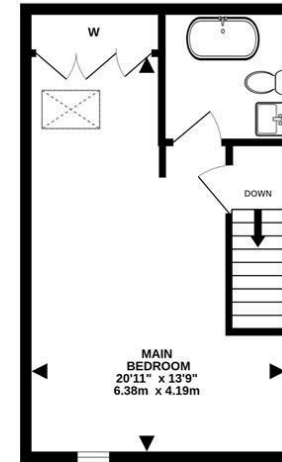
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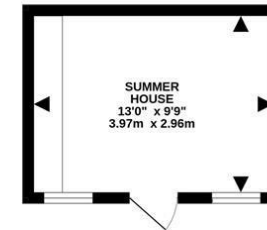
GROUND FLOOR
604 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



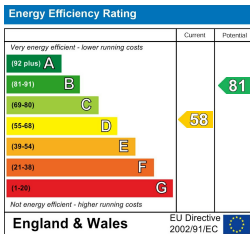
2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



OUTBUILDINGS
246 sq.ft. (22.9 sq.m.) approx.

TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Patronica, Outwood

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: Reigate and Banstead
TAX BAND: E

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