

Kennedys'

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Little Mead, Hollymead
Road
Chipstead
CR5 3LQ

With its prestigious location,
period charm, and modern
enhancements, this exceptional
home is a rare opportunity in one
of Chipstead's most desirable
settings.

£1,795,000



6



3



3



4



- Handsome 1930s detached family home
- Substantial plot
- Rear garden equipped with outdoor kitchen & garden studio
- Well situated for rural pursuits
- Quality finish throughout
- 5/6 Bedrooms
- Located on one of Chipstead's premier roads
- Within catchment for Chipstead Valley School
- Double garage
- Period features



PROPERTY DESCRIPTION

Standing proud on the sought-after Hollymead Road, this beautifully presented five/six-bedroom detached home offers a perfect blend of 1930s charm and modern family living. Having been extended and thoughtfully renovated over the years, the property boasts generous living spaces, characterful features, and a mature, well-equipped garden.

Upon entering, the welcoming reception hall immediately sets the tone, showcasing the original parquet flooring, which has been lovingly restored and runs throughout the ground floor. The home offers a selection of well-proportioned reception rooms, including a drawing room with large windows, a sitting room perfect for relaxation, and a spacious kitchen/breakfast room with a central island, seamlessly flowing into the impressive dining/family room—ideal for both entertaining and everyday life. A utility room and integral garage provide additional convenience.

Upstairs, the main bedroom suite is a standout feature, offering a dressing area and a luxurious en-suite bathroom. The remaining bedrooms are well-sized, with built-in wardrobes and access to modern bathrooms. The sixth bedroom provides flexibility, making it ideal as a guest room, study, or playroom.

Outside, the mature and well-maintained garden provides a wonderful setting, offering both privacy and space for family life. A detached garden studio/gym/cinema provides further versatility, while the outdoor kitchen is perfect for alfresco dining and entertaining.









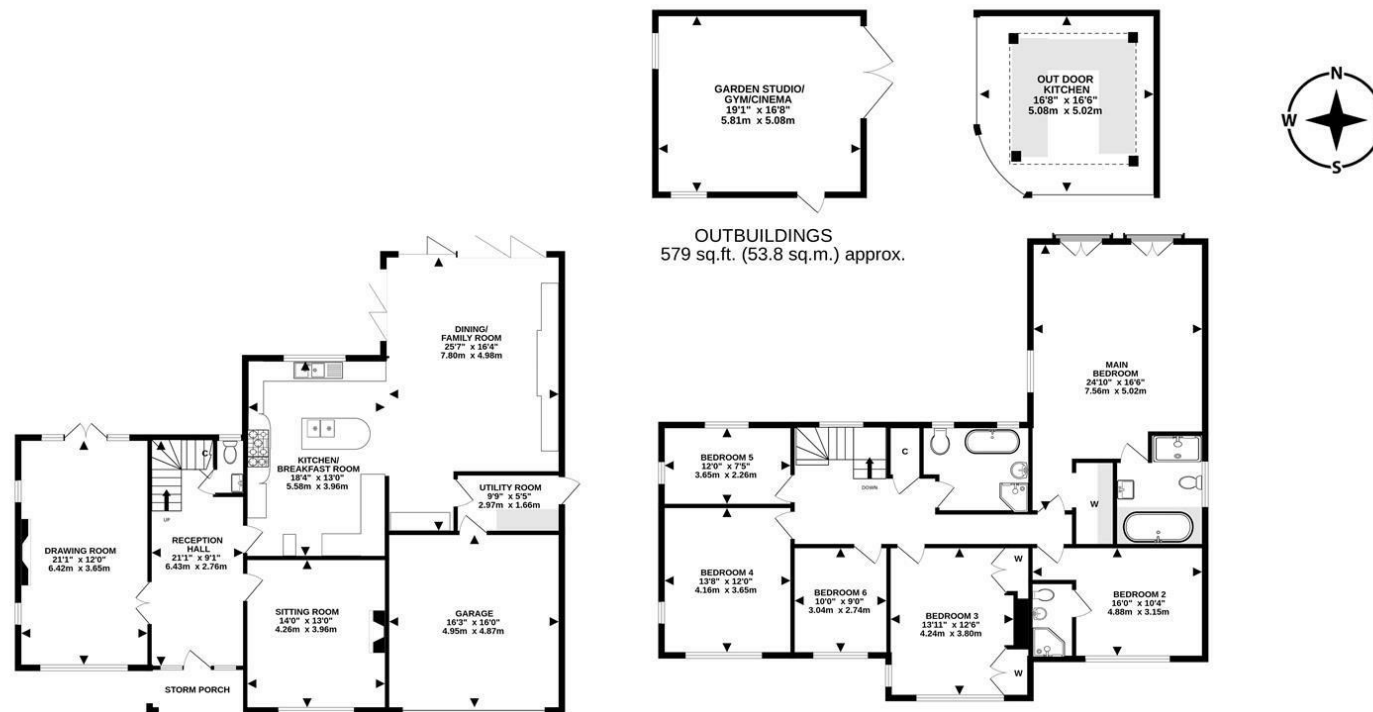
PROPERTY DESCRIPTION

Chipstead village is very well connected, 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. The house is only a short walk from the White Heart pub, a favourite with the locals, and the Courtyard Theatre, a local community gem which celebrated it's centenary in 2024.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817718.

CP





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Little Mead, Hollymead

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TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

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