

Kennedys'

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6, High Oaks Close
Coulsdon
CR5 3EZ

We had the pleasure of selling the 9 distinctive homes that create High Oaks Close, an exclusive, private gated development when they were built some in 2011 by Saffron Homes, and are delighted to bring one of the very best of those homes back to the market, on behalf of a client who purchased it from new.

OIEO
£1,350,000



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4



4



- Handsome detached family home
- 4 further generous Bedrooms each with ensuite/ Jack and Jill bathroom
- State of the art Garden studio/ home office
- Situated within a gated private development of just 9 homes
- Main bedroom with walk in wardrobe and en-suite
- Vast open-plan kitchen/ dining/ family room
- Spacious double garage
- Located between Chipstead and Coulsdon, both offering mainline train stations



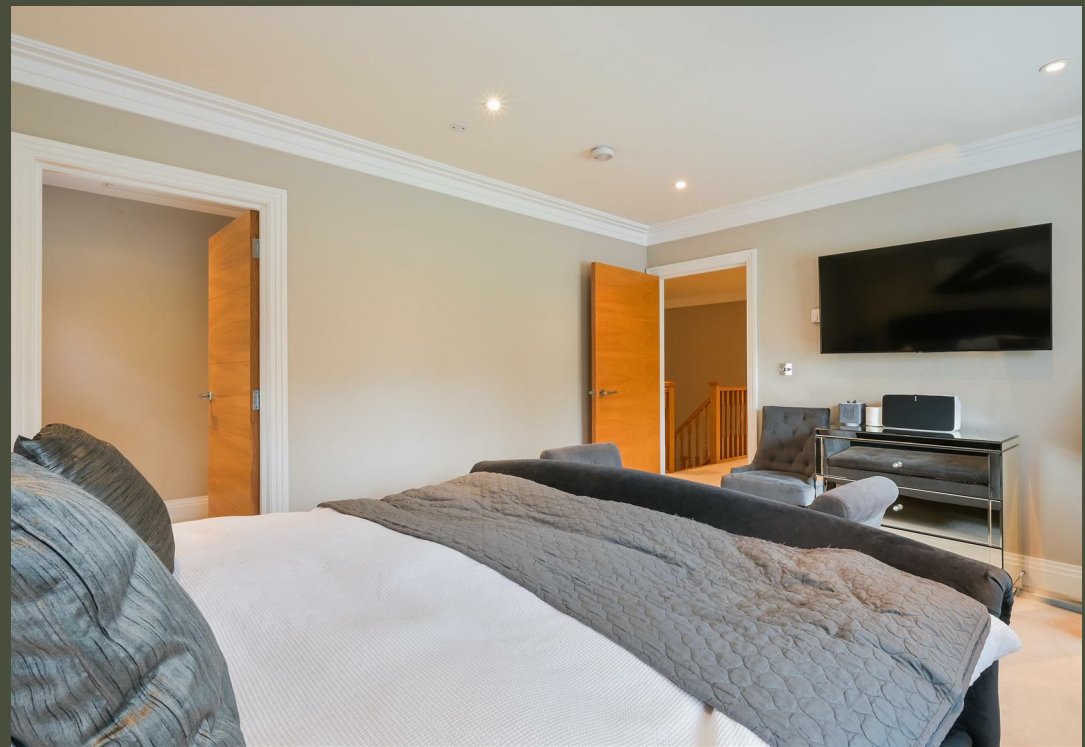
PROPERTY DESCRIPTION

Offering almost 3700 sq ft of light, modern and flexible living accommodation over three floors, this is a family home that works on all sorts of levels, literally, providing options that include a bedroom and en-suite on the ground floor, a garage that is currently used as a gym, and externally the addition of a great garden studio, perfect for any number of work or leisure facilities. The impact as you walk through the front door is immediate, as you are greeted by a large open reception hall, off of which are all the ground floor rooms, namely family room, sitting room, bedroom 5, and shower room which is accessed by both the bedroom and reception hall. There are stairs rising to the first floor or down to the lower level, which is home to an impressive 35' by 21'6 open plan kitchen/dining/family room, with two sets of doors to the rear garden and door to a large utility room, with WC off it. To the first floor are the main bedroom with dressing room and large en-suite, second suite and two further bedrooms with a Jack and Jill Shower room.

The original specification, combined with the considerable additional investment that our clients have added, including new kitchen and a number of other upgrades (not to mention the garden studio!) gives this home a genuine lift from the norm, providing timeless quality to all the important elements, whilst the layout is spacious, light, and flows really well. The external spaces also work well for a family, providing ample private parking and an EV charging point on the large front part of the plot, and a rear garden that is all about functionality and entertainment.

The village of Chipstead is a beautiful location surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football.







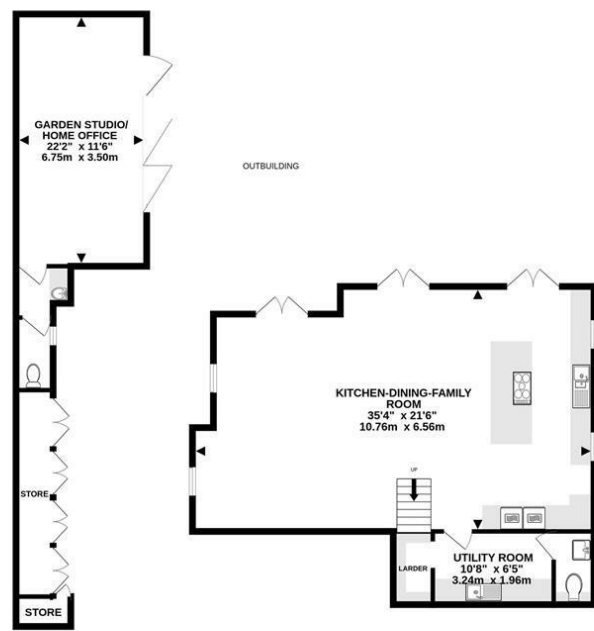
PROPERTY DESCRIPTION

Further afield there is racing at Epsom and golf at Chipstead, Walton Heath, Kingswood and Woodcote Park. There are excellent commuter routes available, A23, A217, M23, M25 whilst Chipstead Station provides reliable commuter links to London, with faster links available at nearby Coulsdon South. The nearby market towns of Reigate and Banstead provide a comprehensive range of shops, boutiques, cafes and restaurants including Waitrose, M&S Simply Food, Pizza Express, Costa and Café Nero name but a few.

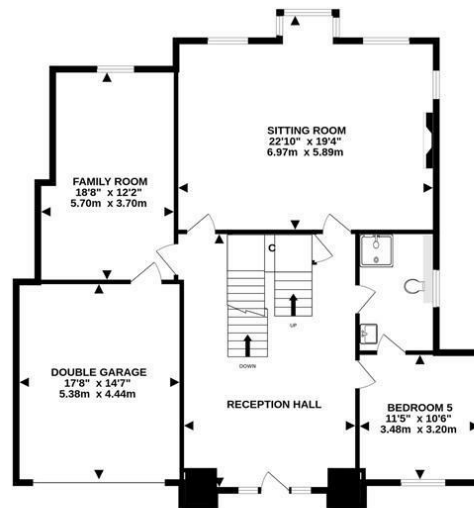
The area is particularly well served with both state and independent schools for all ages including Aberdour, Whitgift, City of London Freemans, Epsom College, Woldingham Girls School, Dunottar and Reigate Grammar to name but a few. The White Hart and The Ramblers Rest public houses are two local establishments with well-earned reputation for delicious food and drink whilst the Back to Nature Farm Shop at Shabden Park Farm is an 'assured farm' that sells their own meat to our local area.

For more information or to arrange a viewing, please don't hesitate to contact the sales team on 01737 817718.

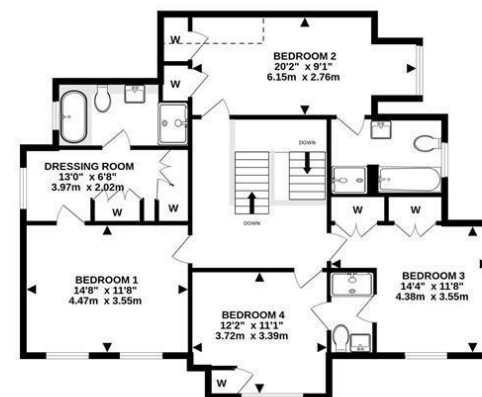




LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 3675 sq.ft. (341.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| 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 | |

73

78

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TENURE: Freehold
EPC RATING: C
COUNCIL: Croydon
TAX BAND: G

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