

# Kennedys'

## 01737 817718

kennedys-ipa.co.uk  
@kennedysipa

1, Cleave Prior  
Chipstead  
CR5 3YF

Brimming with character and style, this unique 1970s detached home offers over 2,300 sq ft of beautifully versatile living on the edge of Banstead Woods. With three spacious reception rooms, three generous bedrooms, two sleek bathrooms, and a large kitchen, it effortlessly blends retro charm with modern comfort. Set within mature, landscaped gardens with a double garage and ample parking, and perfectly positioned between the villages of Kingswood and Chipstead, this is countryside living with a contemporary twist.

## £1,000,000



4



3



2



4

- Distinctive 1970s detached home with architectural character
- Three spacious bedrooms, two modern bathrooms, and potential for a fourth bedroom downstairs
- Mature landscaped gardens, ample parking & double garage
- Over 2,300 sq ft of spacious, flexible accommodation
- Multiple reception rooms including conservatory and study
- Prime location between Kingswood and Chipstead, beside Banstead Woods









# PROPERTY DESCRIPTION

Believed to have been built in the late 1970's, we are pleased to present this architecturally interesting, detached home, offering spacious accommodation over two floors. Downstairs includes a large entrance hall, family room, dining room, sitting room, conservatory, study/bedroom 4, downstairs cloak and shower room, and a modern kitchen over 19-feet in size. Upstairs provides three further bedrooms and a large family bathroom to the first floor. The property affords ample opportunity to further extend, particularly to the first floor, subject to local authority planning, but already offers some 2300 sq ft of accommodation that would suit a growing family or a downsizer with equal ease.

The combination of 70's style with contemporary specification, makes for a perfect blend, that creates a rare and beautiful home, and we would highly recommend a viewing to fully appreciate the extent of its virtues.

And if the inside caught your eye, you will certainly love the outside areas, with its terraces, extensive lawns, well established flower beds and borders, and to the front an open driveway/forecourt area proving ample parking, with access to the double attached gardens.













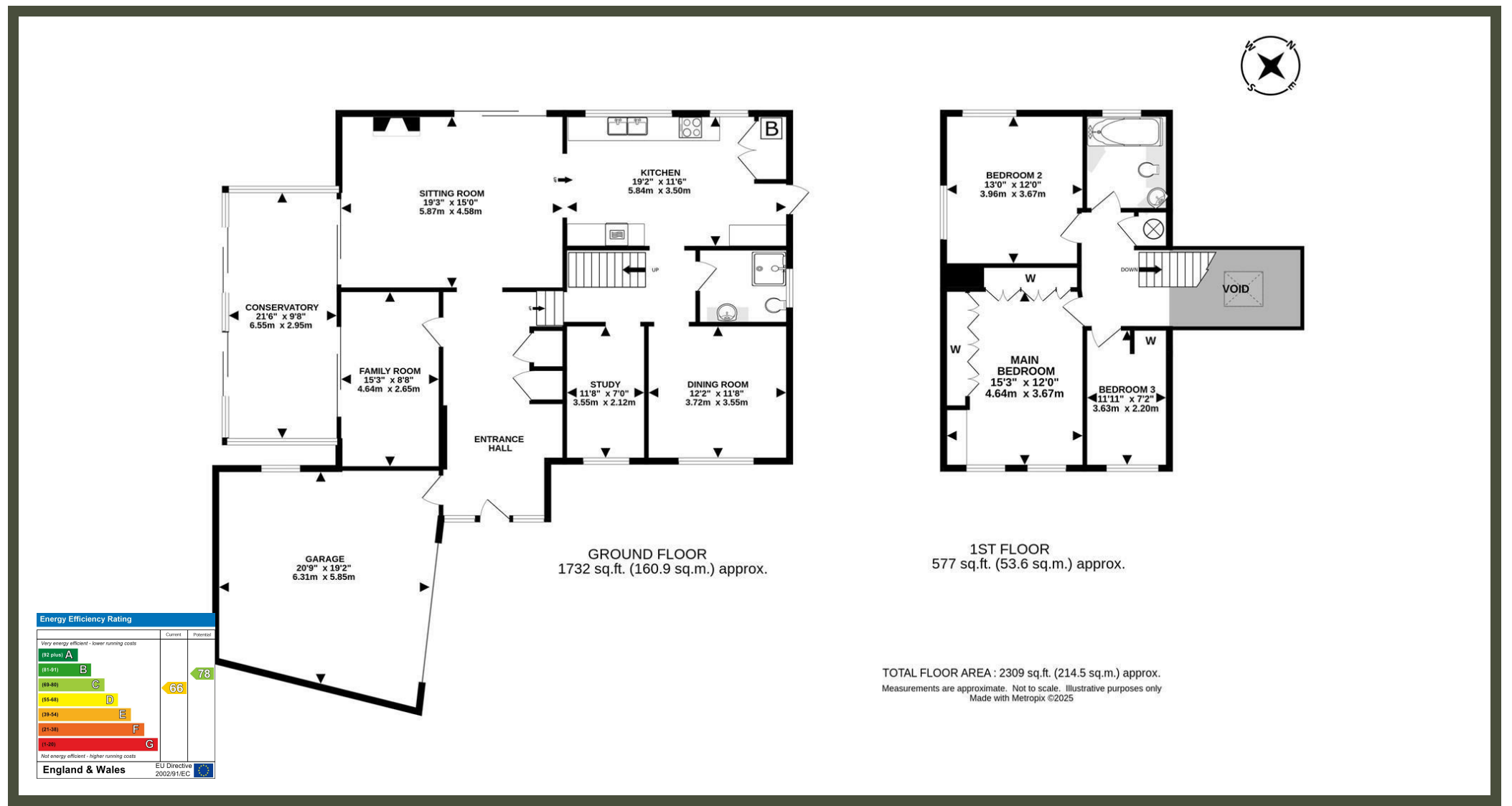


# PROPERTY DESCRIPTION

Nestled on the edge of Banstead Woods, between the villages of Kingswood and Chipstead, the location is just as exceptional. Chipstead Village offers the best of both worlds charming country living with superb connectivity. Chipstead station is just a short walk away, providing fast rail links into central London. Locally, you'll find a thriving village hub with a post office, independent shops, a boutique wine merchant, and a beloved bistro. For broader retail and leisure options, Banstead Village and Coulsdon are both within easy reach. Families are well served with excellent schools in both the state and private sectors, and a vibrant range of local clubs including Chipstead Rugby, Golf, Football, and Tennis Clubs.

Kingswood offers a range of facilities including a village store, beauty salon, pet shop, travel agency, men's barbershop, Kingswood Arms public house and eatery and two local golf courses. The mainline station provides a regular service into Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9. Schooling is plentiful in both the state and private sector with nearby Tadworth Primary School, The Beacon, Aberdour, Chinthurst Prep school and Reigate Grammar.

This home is perfect for those seeking a tranquil lifestyle while still being close to local amenities. With its appealing location and generous living space, 1 Cleave Prior is a wonderful opportunity for anyone looking to settle in a serene yet vibrant community. Don't miss the chance to make this lovely property your new home.



# 1, Cleave Prior, Chipstead

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: G

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