

# Kennedys'

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7, High Oaks Close  
Surrey  
CR5 3EZ

An impressive five-bedroom detached family home, in an exclusive, private gated development located on the edge of Chipstead village with excellent commuter links into London.

Offers In Excess Of  
£1,350,000



5



3



5



4

- Five bedroom detached family home
- Accommodation over three floors
- Multiple Reception rooms
- Integral garage

- Exclusive gated development of 9 homes
- Large kitchen/breakfast room
- Four bathrooms
- Close to 2 mainline train stations





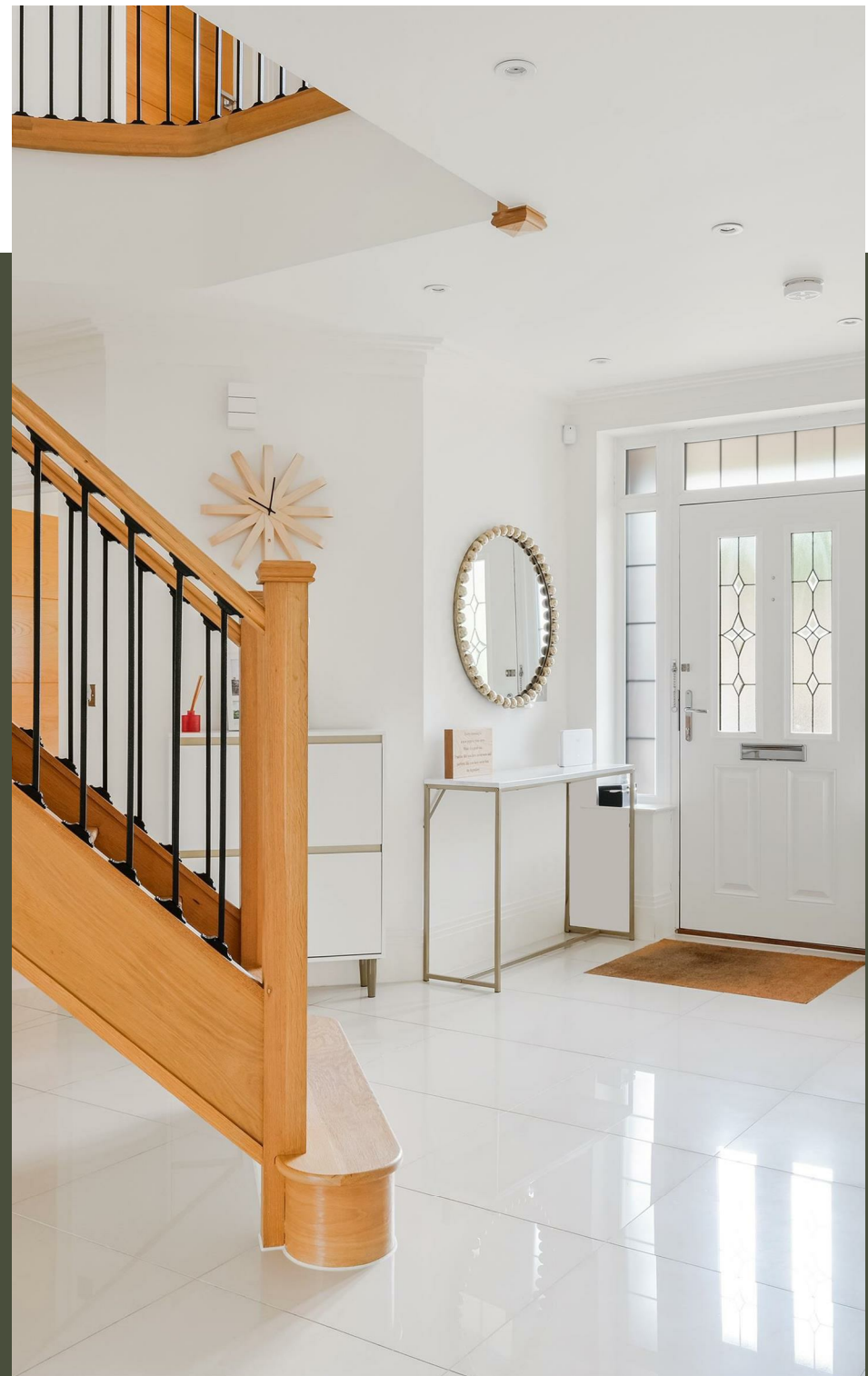


# PROPERTY DESCRIPTION

This exceptional three-storey detached residence offers generous and versatile accommodation extending to approximately 296.3 square metres (3,189.1 square feet). The ground floor features an impressive entrance hall that provides a welcoming focal point to the home. Leading off the hall is a bright and spacious lounge, perfect for entertaining or relaxing, and a substantial kitchen/breakfast room, complete with an island and French doors opening to the rear garden. Additional ground floor living spaces include a formal family room, a separate study ideal for home working, a practical utility room, a downstairs WC, and internal access to a generous garage.

Upstairs, the first floor comprises of five bedrooms, including a luxurious master suite with a walk-in wardrobe and en-suite bathroom. An additional bedroom on this floor also benefits from an en-suite, while a modern family bathroom serves the remaining three bedrooms. The first floor is arranged around a spacious central landing, enhancing the sense of light and space throughout.

The second floor offers a further large double bedroom, complemented by its own en-suite bathroom. This top-floor suite provides an ideal guest room or private retreat.















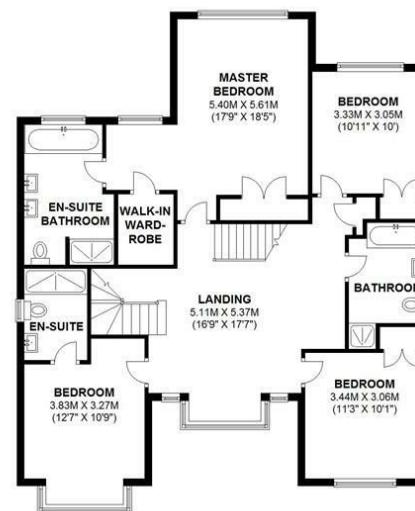
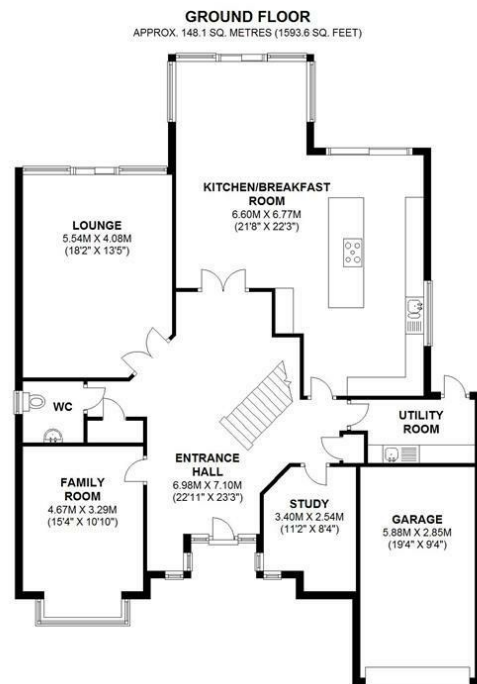
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The village of Chipstead is a beautiful location surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. Further afield there is racing at Epsom and golf at Chipstead, 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 817 718.





TOTAL AREA: APPROX. 296.3 SQ. METRES (3189.1 SQ. FEET)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	80 82
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mild energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

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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