

Kennedys'

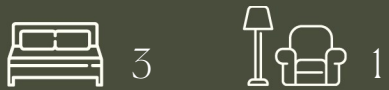
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Glebe Cottage, Elmore
Road
Chipstead
CR5 3SG

Charming three-bedroom detached lodge on the edge of Chipstead village, featuring a spacious open-plan living area, modern kitchen, and ground-floor en-suite bedroom. Finished to a high standard with wood floors and double glazing, it offers a large forecourt, front lawns, and easy access to Chipstead Station and local amenities.

£650,000



- Charming three-bedroom detached lodge in a peaceful Chipstead setting
- Contemporary kitchen/breakfast room
- Convenient for Chipstead Station, local amenities, and the M25
- Spacious open-plan living/dining room with modern finishes
- Large gravelled forecourt and attractive front lawns
- *No Onward Chain*



PROPERTY DESCRIPTION

Nestled in a quiet backwater on the edge of Chipstead village, we are delighted to offer a rare opportunity to purchase this 3 bedroom detached lodge house, combining character and charm with modern living standards. With some 1250 sq ft of accommodation over 2 floors, including a large open plan sitting/ dining room of 24'5 with underfloor heating, kitchen/breakfast room, ground floor main bedroom with en-suite shower, and to the first floor, two bedrooms and bathroom.

The lodge benefits from heating via radiators and double glazing, as well as having modern bathrooms, kitchen, wooden floors, and downlighters, whilst all being presented to a high standard. To the outside is a large, gravelled forecourt and front lawns.

The property is located in Chipstead and is close to both Coulsdon and Banstead, as well as Reigate, Croydon and Caterham. Between the two, Chipstead and Coulsdon have a variety of retailers including Waitrose, Boots, Tesco Express, and Aldi plus independent shops, banks, Post Office, coffee shops, restaurants and a library.

Primary schooling is provided by St Aidans RC, Smitham and Chipstead Valley, whilst Woodcote High School and The Oasis Academy provide secondary options. The private sector offers Caterham, Epsom College, Whitgift, Reigate Grammar, Croydon High and Chinthurst as well as Cumnor House, Aberdour, Essendene, St David's, and The Hawthorns.

Recreational facilities are plentiful with Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club as well as The Courtyard Theatre.









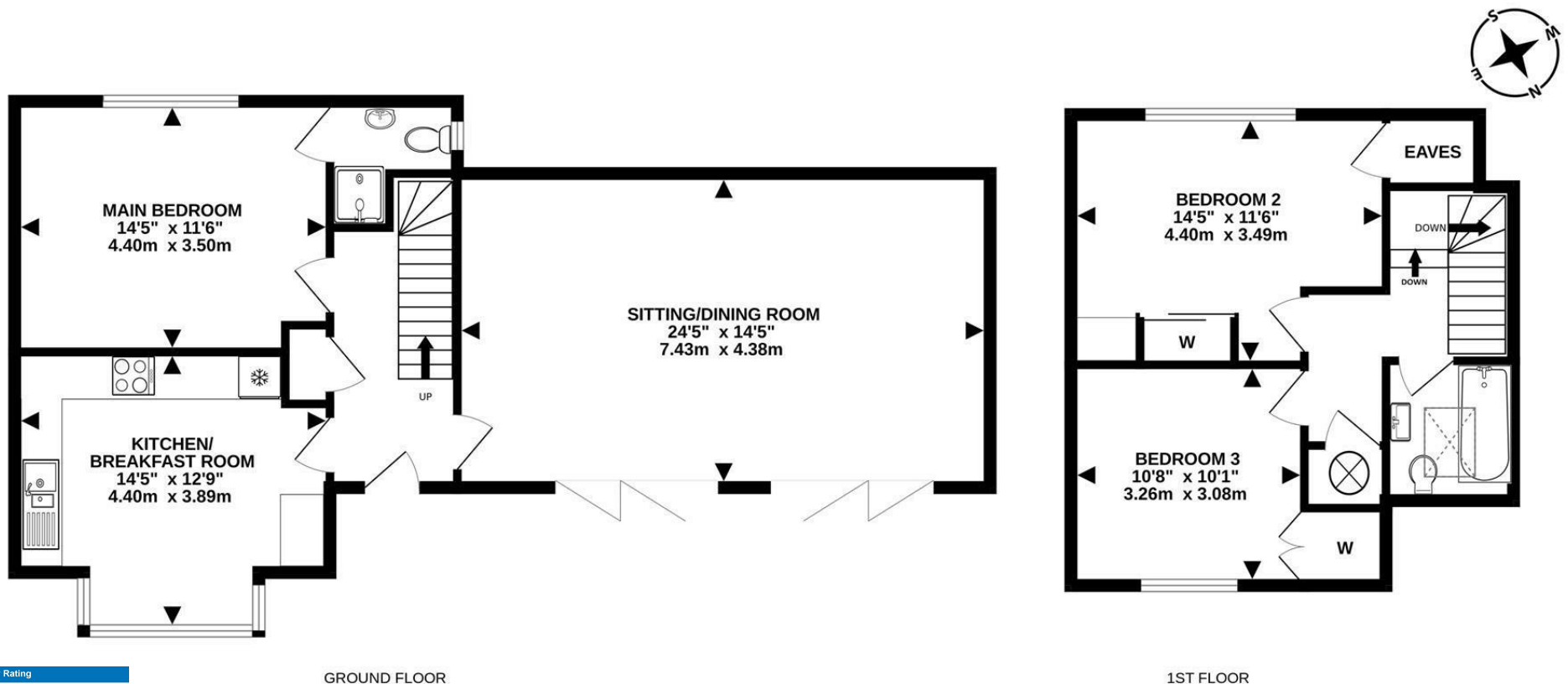
PROPERTY DESCRIPTION

Farthing Downs and Banstead Woods are on the doorstep, perfect for countryside walks.

Your closest station is Chipstead, with direct trains to London Bridge. Also, you aren't far from the mainline station at Coulsdon South, offering regular and fast trains into Victoria, London Bridge as well as Thameslink trains to Gatwick and Brighton travelling south, and to Bedford, Peterborough and Cambridge travelling north. The M25 is accessible at both junctions 8 and 9, which in turn provide convenient access to Gatwick and Heathrow A

For more information or to book a viewing please contact one of our sales team on 01737817718

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TOTAL FLOOR AREA : 1249sq.ft. (116.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Glebe Cottage, Elmore Road

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 & Banstead
TAX BAND: D

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