



Chipstead High Road, Reigate, Surrey RH2 0TY
Guide Price £1,500,000 - Freehold



**WILLIAMS
HARLOW**



A rare opportunity to purchase this beautiful property that has not been on the market since 1964. This very private and detached residence is approached via a private gated drive, has flexible accommodation arranged over two floors. There are also two stables, tack room and a large versatile studio. The property is set in a peaceful, tranquil location with stunning south westerly views of open countryside also having the benefit of its own paddock. The property is conveniently located for the towns of Banstead , Reigate and Coulsdon offering a fast train connections to London. Viewing is highly recommended to fully appreciate this unique property. No onward chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









A dark grey wooden building with a red-tiled roof and a large window. The building has a gabled roof and a wooden door. It is surrounded by trees and a fence.

A paved patio area with a small table and two chairs. The table is round and has a potted plant on it. The chairs are made of wicker. The patio is surrounded by a wooden fence and a gravel area. There are several potted plants, including a large one with red flowers and a smaller one with purple flowers.

Phillyn & Paddy's Co. Ltd
Est. 2012



FRONT DOOR

Part glazed with windows either side with outside lighting, giving access through to:

GENEROUS ENTRANCE HALLWAY

Radiator. Further door providing access through to the inner hall entrance hall. An attractive hallway with a staircase rising to the first floor with attractive balustrade. Wooden flooring. Radiator.

RECEPTION ROOM

A wonderful well proportioned room under a vaulted ceiling with two windows to the side. 2 x radiators. Feature log burner. Original beam work. Downlighters. 2 x archway openings through to the kitchen/breakfast room.

INNER LOBBY

Continuation of the wooden flooring. Understairs storage cupboard.

KITCHEN/DINING ROOM

High gloss roll edge work surfaces incorporating an enamel 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral appliances of dishwasher, fridge and freezer. A comprehensive range of eye level cupboards benefitting from underlighting. Dual fuel range cooker with chimney extractor above. Downlighters. Window to the rear with far reaching views. Radiator. Tiled floor. Part tiled walls. Downlighters. Opening through via a breakfast bar divide to the:

DINING ROOM

Bi-fold doors to the rear with fine views. Continuation of the tiled flooring. Full height cupboard. Display cabinets.

UTILITY ROOM

Stable door to the rear. Grant oil boiler with time clock and switch gear nearby. Run of work surface below which there is space for two domestic appliances. Insulated water cylinder. Tiled floor.

BEDROOM FOUR

Double aspect room with double opening French doors to the rear with far reaching views. Full height windows on either side and further window to the side. Radiator. Doorway through to the:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Obscured glazed window to the rear. Part tiled walls and tiled floor. Downlighters. Wall mounted extractor.

STUDY/BEDROOM FIVE

Part obscured glazed window to the rear. Radiator.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with cupboard below. Obscured glazed window to the side. Tiled floor. Downlighters. Ceiling mounted extractor. Heated towel rail. AGENTS NOTE - this room can be accessed from study/bedroom five or the entrance porch.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached by a straight staircase with an attractive balustrade. Fitted cupboard.

BEDROOM ONE

Double aspect room with window to the side and double opening French doors to the front to a balcony with wrought iron balustrade with fine far reaching views to the south-west. Eaves storage. Downlighters. Radiator. In-built storage.

EN-SUITE BATHROOM

White panel corner bath with wall mounted mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Obscured glazed window to the rear. Heated towel rail. Tiled floor. Part tiled walls. Downlighters. Ceiling mounted extractor.

BEDROOM TWO

Window to the rear. Access to eaves storage. Radiator. Downlighters. Large eaves storage cupboard.

BEDROOM THREE

Window to the front. Double opening French doors to the front to private balcony with wrought iron balustrade. Eaves storage. Radiator. Downlighters. Doorway through to the:

EN-SUITE BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Window to the side. Tiled floor. Heated towel rail.

OUTSIDE

FRONT

The property is approached by electronically controlled five bar gate with intercom system to the front and a private driveway with post and rail fence

to the side. This delivers you to a parking area where there is parking for up to 10 vehicles and here you can access the property's front door.

OUTBUILDING

This building has a multitude of uses and is access via double opening doors to the front with an additional ancillary room to the side. There is also a separate WC. All has power and lighting under a pitched tiled roof.

STABLES

There are two stables side by side with an adjoining tack room and a yard to the front. All in good order with water and electricity connected.

FORMAL GARDEN

Located to the rear of the property which is principally laid to an expansive patio where there is an outside tap and outside lighting. This can be accessed from both the utility room, downstairs bedroom and also the dining room. There is a further area of well manicured level lawn with good hedging and privacy. All beyond the patio enjoys a south westerly aspect of an uninterrupted view over open countryside.

PADDOCK

Enclosed by post and rail with stock netting and good drainage which is approximately half an acre. Accessed from the formal garden and the stable courtyard.

COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25



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