

# Highwold

## Chipstead, Surrey CR5 3LG

WILLIAMS HARLOW ARE PROUD TO PRESENT A STUNNING HOUSE TO THE MARKET. Located in an enviable road in the Chipstead countryside is this 5 bedroom, 4 bathroom detached family home on 0.3 acre plot. Downstairs the property provides two good size reception rooms as well as a large extended kitchen-diner leading to the large garden. First floor consists of two double bedrooms and the family bathroom plus the master bedroom with dressing-room and en-suite bathroom. The top floor provides two more double bedrooms with family bathroom and en-suite. There is an office/game room log cabin in the rear garden and private driveway. Available mid-August on an unfurnished basis.

£3,995 PCM Unfurnished



## OUTSIDE

Driveway for 4 vehicles and grass garden

## FRONT ENTRANCE/HALLWAY

Large hall providing access to downstairs

## DINING ROOM

Large room with original parquet wood flooring and double glazed bay window overlooking front garden

## LIVING ROOM

Spacious room with wood burner and direct access into rear garden

## KITCHEN/BREAKFAST ROOM

Modern, fully equipped kitchen with seating area and doors providing direct access into the large rear garden

## UTILITY ROOM

Offset from the kitchen with washing machine, tumble dryer and access into the garage

## FAMILY ROOM

Large, stylish extension with skylights and bi-folding doors into the rear garden and patio area

## FIRST FLOOR

### MASTER BEDROOM

Huge bedroom overlooking the front garden with access to...

### DRESSING ROOM

.....private dressing area also accessing.....

### EN-SUITE

.....en-suite bathroom with shower cubicle, free-standing bath, his & hers sinks, WC and heated towel rail

### BEDROOM 2

Large double size with bay window overlooking the rear garden with fitted wardrobes.

### BEDROOM 3

Double size overlooking the front garden

### FAMILY BATHROOM

Large room with bath, WC and basin.

## SECOND FLOOR

### BEDROOM 4

Overlooking rear garden with access into...

### EN-SUITE

Free-standing bath and WC with fitted cupboard

### BEDROOM 5

Large double room overlooking rear garden

### FAMILY BATHROOM

Bath, basin and WC.

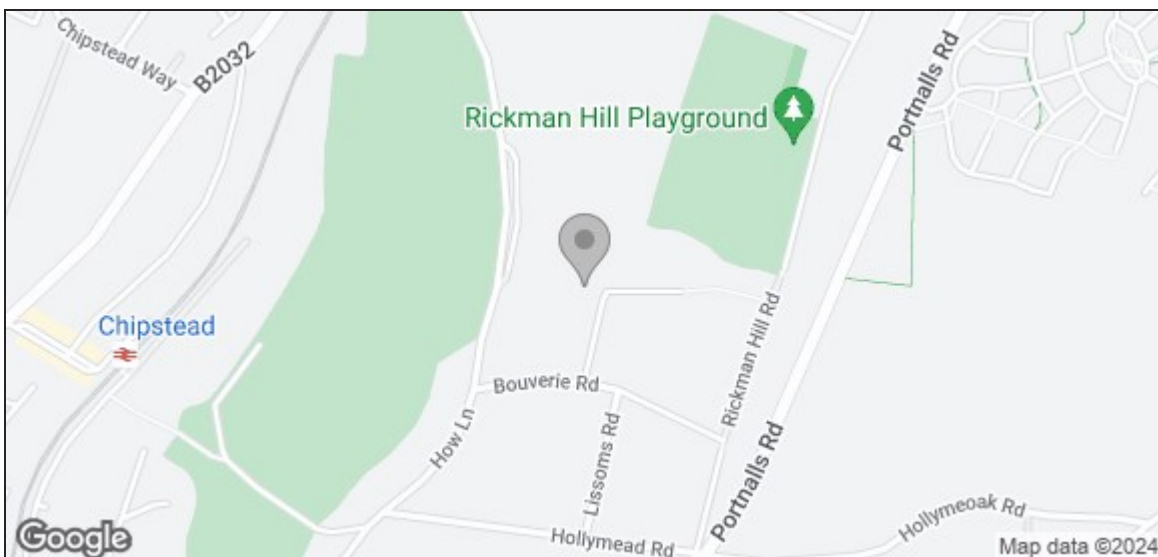
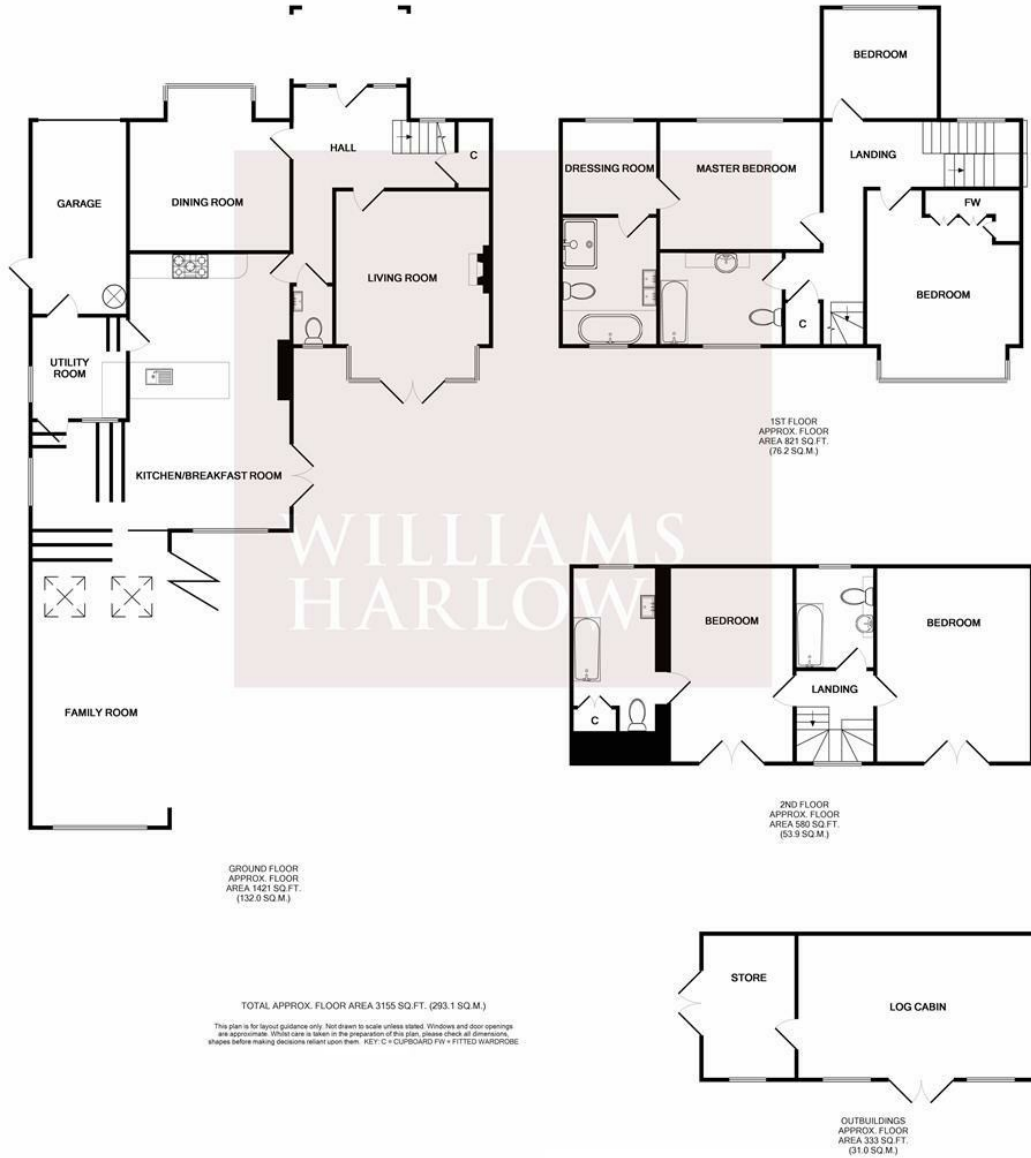
### REAR GARDEN

Large grass and patio area surrounded by hedges with external log cabin for storage.

### COUNCIL TAX

Council Tax Band G (£3,898.91) 2024 / 25





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	