



9 Stagbury Close, Coulsdon, Surrey  
Offers Over £1,000,000 - Freehold

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**WILLIAMS  
HARLOW**























Located in the tranquil cul-de-sac of Stagbury Close, Chipstead, this impressive detached house offers a perfect blend of spacious living and serene surroundings. With five well-proportioned bedrooms and two bathrooms, this home is ideal for families seeking comfort and convenience.

The property boasts three inviting reception rooms, providing ample space for relaxation and entertaining. The accommodation is deceptively spacious, thoughtfully arranged over three floors, ensuring that every member of the family can enjoy their own space.

One of the standout features of this residence is the stunning views of Banstead Woods and the picturesque Chipstead Valley, which can be enjoyed from various vantage points within the home. The established mature gardens offer a delightful outdoor retreat, perfect for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

Parking is a breeze with space for up to four vehicles, complemented by an attached garage for added convenience. The location is particularly advantageous, as it is within easy reach of local shops and the Chipstead mainline station, making commuting a straightforward affair. Additionally, families will appreciate the proximity to excellent local schools, ensuring that educational needs are well catered for.

In summary, this charming property on Stagbury Close presents a wonderful opportunity for those seeking a spacious family home in a desirable location, surrounded by natural beauty and essential amenities.

THE PROPERTY

An attractive property which dates from mid 1930's designed in an 'Arts & Crafts' style with accommodation arranged over three floors. The property has a generous entrance hall which leads off to a kitchen and three good sized reception rooms. The bedrooms are located to the first and second floor with an en-suite to the master bedroom plus an additional bathroom on the first floor.

OUTDOOR SPACE

The property is located on the extremely attractive southern slopes

of Chipstead Valley and these properties are rarely available to the open market. The property occupies established mature gardens, whereupon there is a carriage driveway suitable for parking up to four vehicles with an adjoining garage to the side. The rear garden offers a high degree of privacy which is principally lawned with both an outbuilding, summerhouse and attractive patios to enjoy summer evenings with fine views to the Valley.

THE LOCAL AREA

This area forms a part of Chipstead which is approximately 1 1/2 miles from Banstead Village. The area would be described as semi-rural. The area is well served by excellent school catchments alongside local shops at Chipstead Station Parade which includes a newsagent, Vintners, hairdresser and coffee shop. Chipstead mainline train station also services to London and other routes. Nearby there are local pubs, The Ramblers Rest and The White Hart serving good food and area is surrounded by miles of open countryside which affords excellent walks and recreation.

VENDOR THOUGHTS

The current owners purchased the property as family home some 28 years ago and have enjoyed the property immensely due to its excellent entertaining space and adaptable accommodation. Having a property overseas it is time for them to consider their retirement and they hope the new owners enjoy the property as much as they have.

WHY YOU SHOULD VIEW

Rarely available this 'Arts & Crafts' style detached property is in a much envied and sought after cul-de-sac location and it is a canvas of which you can change and adapt depending upon your needs and tastes. There is also further extension potential should you require. The property is sold with NO ONWARD CHAIN.

LOCAL BUSES

166 Chipstead to Banstead & Epsom Hospital  
166 Chipstead to Purley & West Croydon  
405 Coulsdon South to West Croydon  
S1 Banstead to Lavender Field (Mitcham) via Sutton  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords,

Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL TRAINS

Chipstead via Purley to London Bridge - 39 minutes  
Chipstead to Tattenham Corner - 24 minutes  
Coulsdon to London Victoria – 30 minutes  
Coulsdon South to Horsham – 45 minutes

LOCAL SCHOOLS

Chipstead Valley Primary School – Ages 2-11  
Woodcote Primary School - Ages 4-11  
Woodcote High School - Ages 11-18  
Woodmansterne Primary School – Ages 4-11  
The Beacon School Secondary School – Ages 11-16

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

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





Banstead Office

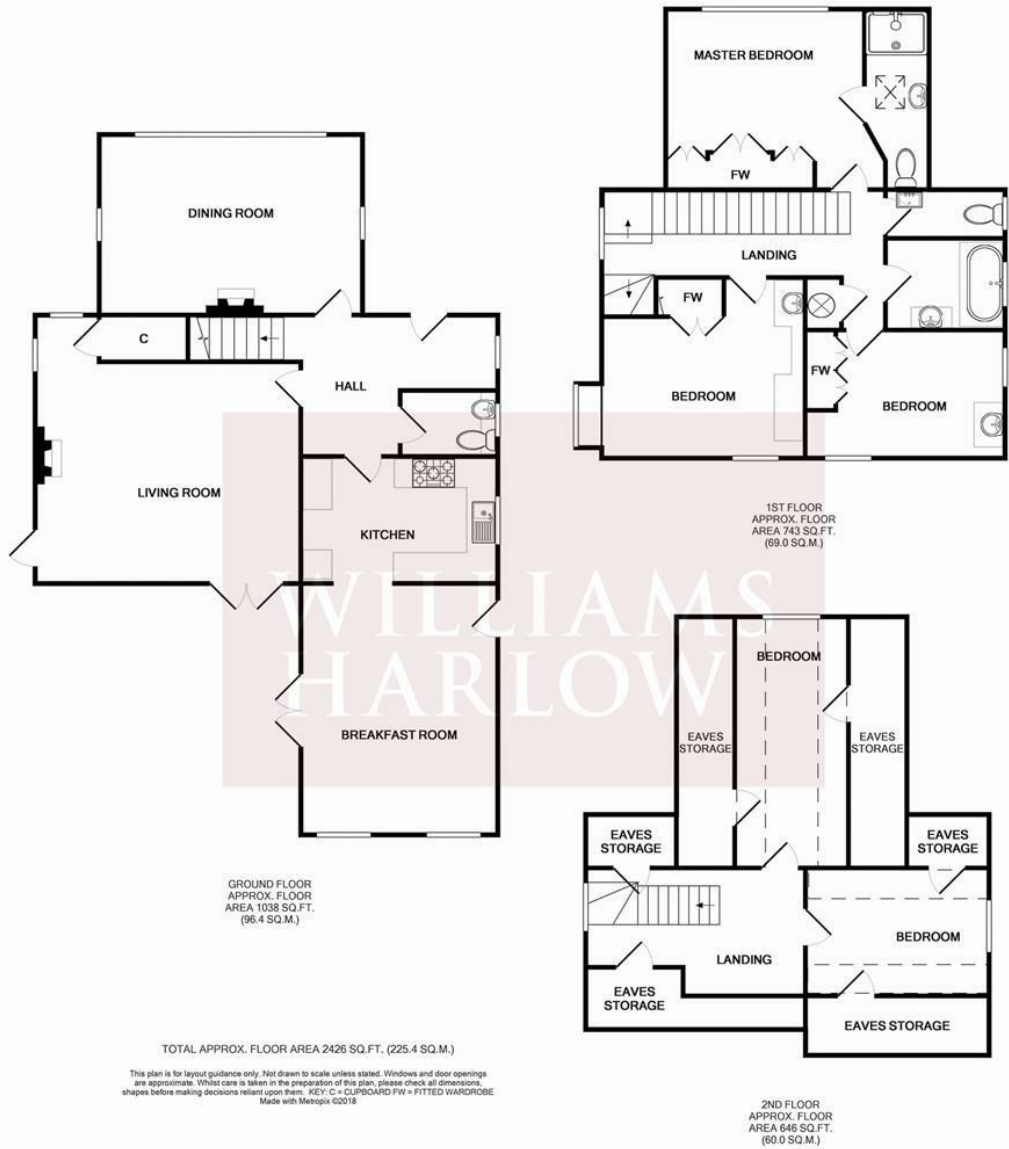
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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