



Shabden Park, Chipstead

The **PERSONAL** Agent

Guide Price £1,700,000

Leasehold - Share of Freehold

- Principal wing of imposing manor house
- Enjoying over 5600 sq ft of space
- Five Bedrooms served by three bathrooms
- Stunning reception hall & grand drawing room
- Kitchen/family room & breakfast room
- Study, utility room & cloakroom
- Office/Studio with potential for au pair suite
- Gated sweeping driveway & double garage
- Beautiful and private grounds of 1.40 acres
- Secluded sun terrace

Often the words “rare” and “gem” are thrown around quite casually when writing property descriptions, but never have they been more fitting than in the context of Shabden Park.

Set within mature private grounds of approximately 1.4 of an acre this superb Grade II listed property enjoys a fantastic position with further parkland style communal grounds. The Personal Agent are especially proud to present this magnificent period property, which is the principal part of this imposing country manor house.

Built in 1740 with later additions and offering over 5600 sq ft of accommodation laid out across four floors, the property is approached via double gates, with a sweeping shared driveway leading to the impressive private frontage with its own central water feature that sets the tone.

Over the years this fine home has hosted many a famous person, including the Mayor of London, and where King George V would visit to entertain his guests.



The architecture and aesthetics of this fine residence are complemented by accommodation providing the size and scale that you would expect with a character home such as this, with high ceilings, ornate cornicing and ceiling roses, feature fireplaces, wood panelling, marble floors, as well as large sash windows that flood the home with natural light.

The grand entrance hall certainly creates the ultimate first impression and is the perfect area to greet your guests, with the 32ft drawing room coming a close second with regards to providing that wow factor. The kitchen/family room links to a large breakfast room which is truly the hub of this expansive home, whilst from a practical sense there is a lower floor study, top floor office, utility room and cloakroom too.

The five generous bedrooms are served by three bathrooms and provide an abundance of flexibility.

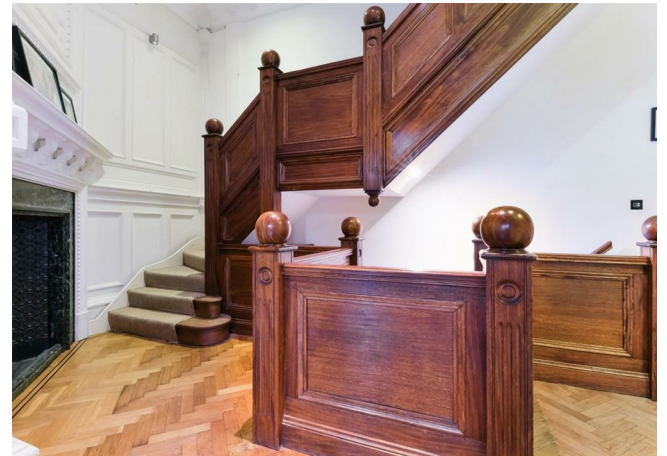
Whilst providing scope for the new owners to customise and place their stamp on, the property is well presented internally

and and could be moved straight into.

The area is secluded and well served with an abundance of rural walks and public open spaces, together with reputable local schools, leisure facilities and pubs. Rail services are close by at Chipstead and Coulsdon South with the M25/M23 junction just around the corner, providing access to Gatwick and Heathrow airports. There are also many acres of open green belt countryside surrounding the area to enjoy.

The property is set in a peaceful semi-rural location, whilst being within easy reach of local amenities. Walton Heath and Kingswood golf courses are close by, along with several well respected private and comprehensive schools.

Tenure - Freehold
Council Tax Band - G





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Shabden Park High Road

Total Area: 5626 SQ FT • 522.67 SQ M
(Including Garage)

Garage Area: 317 SQ FT • 29.43 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

