



**Cleave Prior Cottage Bridge Way, Coulsdon, CR5 3PX**  
**Guide price £800,000**

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**NO ONWARD CHAIN** - A beautifully refurbished detached Edwardian family home nestled in the heart of rural Chipstead, enjoying stunning elevated views and with further planning granted to extend.

Accessed via a private lane, Cleave Prior Cottage oozes character right from the start. You enter the dwelling via a charming front porch, where you can also sit to enjoy an early morning coffee or afternoon tittle. The original front door with amazing stain glass inset leads into a large, modern, triple aspect country style kitchen/dining room with abundant eye and base level storage cupboards, sweeping natural stone work surfaces, a walk in larder and additional deep storage cupboard. The living room has been immaculately finished, with engineered Oak flooring, bespoke crittall door with lovely views over the garden and beyond and a custom built storage cupboard with shelving over. The ground floor also benefits from under floor heating, perfect for those frosty mornings!

Stairs to the first floor landing reveals three double bedrooms, two of which are dual aspect and the principle bedroom has a walk in wardrobe, that could easily be changed to an en suite. The views can also be thoroughly enjoyed from this bedrooms as well. This floor is finished with a modern fitted bathroom and access to the loft space.

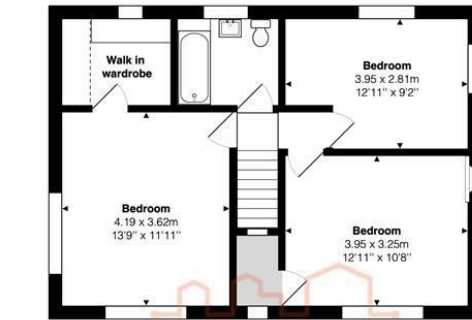
Outside there is a large wrap around garden, mainly laid to lawn, with a sandstone patio, hard standing for a large shed and driveway with ample parking.

Link to planning: Reigate and Banstead ref:21/00453/PDE.

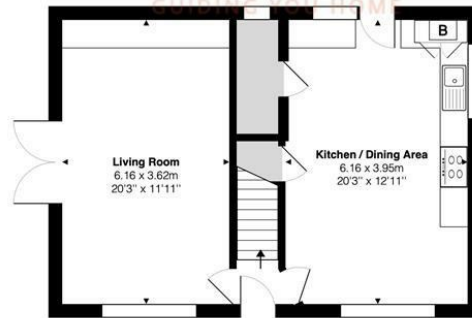




Chipstead Station is approximately half a mile away, linking to London Bridge and Victoria via East Croydon. For day to day amenities, Chipstead Village is close by, whilst also being surrounded by stunning countryside. There is also easy access to the M25, M3 and A217.



**Mark Coysh**  
 STILL MOVING LONDON LTD



**Ground Floor**  
 Bridge Way, Coulsdon  
 Total Area: 108.9 m<sup>2</sup> ... 1172 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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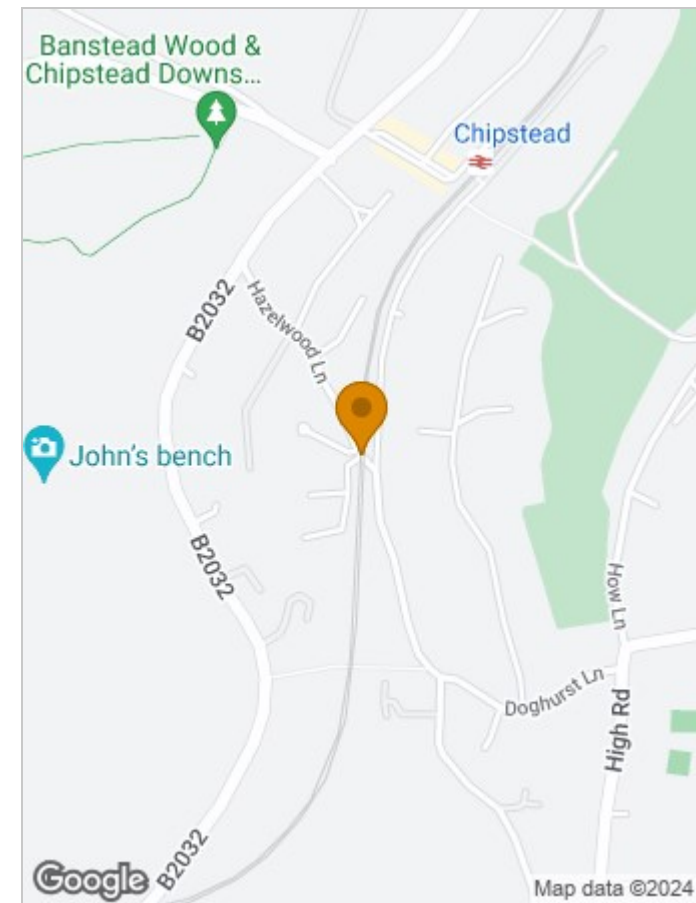
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating	
Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not energy efficient - higher running costs</i>	
	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	