



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

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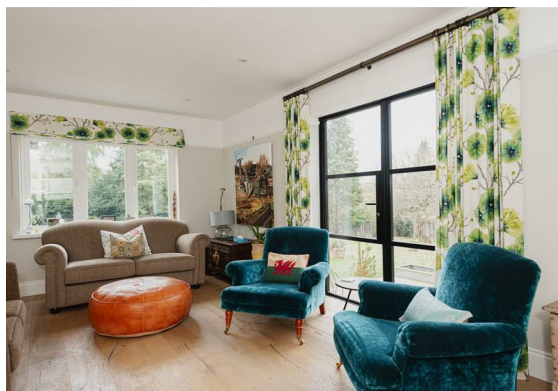
NO ONWARD CHAIN - A beautifully refurbished detached Edwardian family home nestled in the heart of rural Chipstead, enjoying stunning elevated views and with further planning granted to extend.

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 tippie. 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.

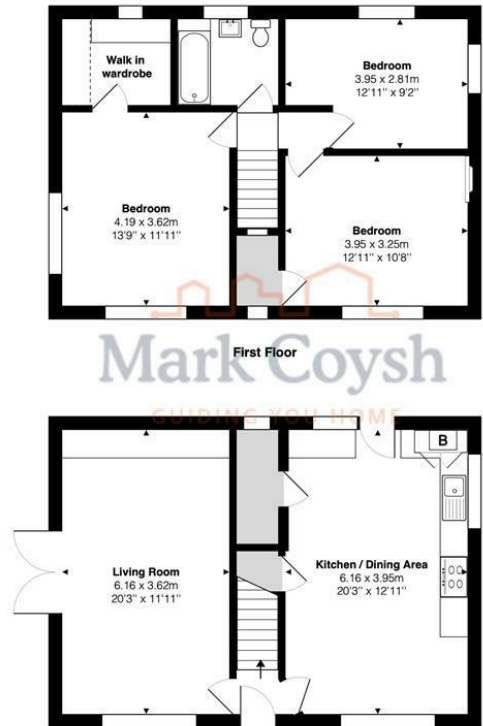
Outside there is a large wrap around garden, mainly laid to lawn, with a sandstone patio, hard standing for a large shed and driveway with ample parking.

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.



Ground Floor
 Bridge Way, Coulsdon
 Total Area: 108.9 m² ... 1172 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

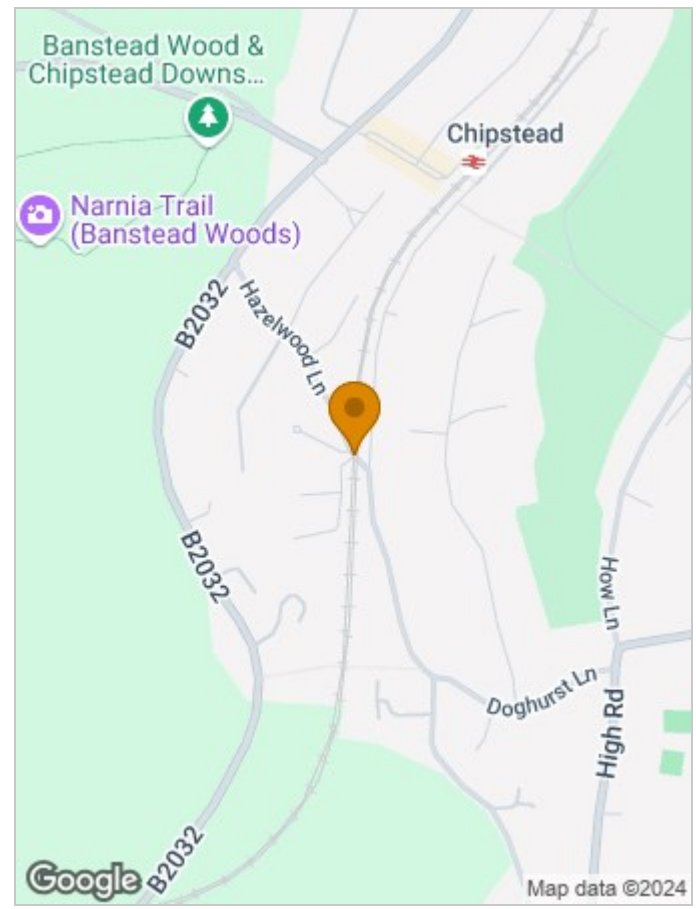
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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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			
		54	77
England & Wales		EU Directive 2002/91/EC	

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

Viewing

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