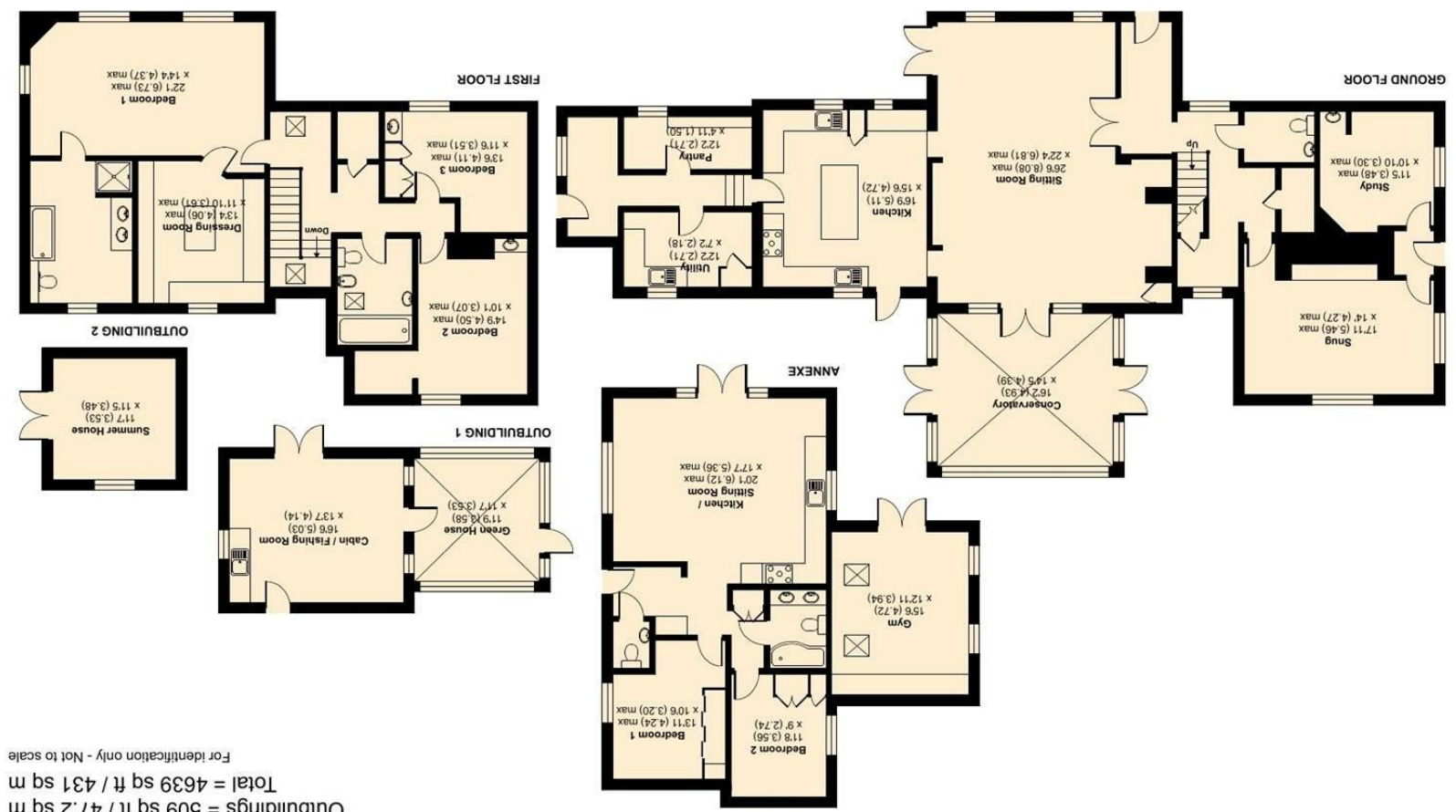


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. REF: 1028368



Approximate Area = 3177 sq ft / 295.1 sq m
Annexe = 953 sq ft / 88.5 sq m
Outbuildings = 509 sq ft / 47.2 sq m
Total = 4639 sq ft / 431 sq m
For identification only - Not to scale

High Road, Chipstead, Coulsdon, CR5



HIGH ROAD, COULSDON CR5 3SD

GUIDE PRICE £2,000,000

GUIDE PRICE £2,000,000-£2,250,000

CHRISTIES ARE PROUD TO PRESENT THIS SIMPLY MAGICAL, UNIQUE, AND BEAUTIFULLY PRESENTED HOME LOCATED ON AN IMPOSING PLOT OF OVER 1.1 ACRES OF LAND IN A RURAL LOCATION IN CHIPSTEAD. THE PROPERTY HAS PICTURESQUE GARDENS WITH CHARM AND PERIOD FEATURES AROUND EVERY CORNER INCLUDING PANELLING, BEAMS, FUNCTIONAL FIREPLACES AND IS A TRULY MUST-SEE HOUSE.

ENTERING THE MAIN PROPERTY THE GROUND FLOOR COMPRISES OF AN ENTRANCE HALL, FAMILY/LIVING ROOM, LARGE CONSERVATORY WITH MATURE BOUGAINVILLEA, KITCHEN/BREAKFAST ROOM WITH VAULTED CEILINGS, UTILITY ROOM, LAUNDRY ROOM, DOWNSTAIRS W/C, SITTING ROOM LEADING TO THE OFFICE (COULD BE ADAPTED INTO GROUND FLOOR BEDROOM/ANNEX). UPSTAIRS PROVIDES A BRIGHT LANDING WITH ACCESS TO THE MAIN BEDROOM WITH WALK IN WARDROBE (COULD BE CONVERTED INTO AN ADDITIONAL BEDROOM) AND 5-PIECE EN-SUITE. TWO ADDITIONAL BEDROOMS WITH FITTED WARDROBES AND A FAMILY BATHROOM.

OUTSIDE OFFERS A NUMBER OF GARDEN SPACES FOR EVERY OCCASION. A DETACHED 2-BEDROOM ANNEX WITH FAMILY BATHROOM AND SEPARATE W/C PROVIDES ADDITIONAL ACCOMMODATION FOR GUEST OR THE GROWING FAMILY ALONG WITH PLENTY OF OUTBUILDINGS WHICH INCLUDE A GYM/OFFICE, CABIN WITH SINK AND EXTERNAL W/C, WORKSHOP, STORAGE ROOM, SUMMER HOUSE WITH BOWLS AREA.

MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED.

- CHARACTER HOME WITH DETACHED ANNEX
- OVER 1.1 ACRES OF LAND WITH OUTBUILDING
- RURAL LOCATION WITH GATED ENTRANCE
- COUNCIL TAX BAND G
- EPC RATING E

