



Substantial family home in a prime Chipstead location

exclusive to

SAUNDERS

richardsaunders.co.uk

Lissoms Road
Chipstead
CR5 3LE

Banstead Village 2 miles
London 16 miles
Coulsdon 2 miles
London by rail 35 minutes from Chipstead or
25 minutes from Coulsdon South
M23/M25 Intersection 15 minutes
All times and distances are approximate

Positioned within this leafy tree lined road is this outstanding family home of classical elegance, enjoying natural privacy set in beautiful mature gardens in a highly desirable Chipstead location.

This delightful property combines semi-rural charm whilst retaining the convenience of transport links to London.

Offers in Excess of £2.4 million

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

banstead@richardsaunders.co.uk



- Entrance Hallway ▪ Games Room ▪ Reception Room ▪ Sitting Room
- Kitchen / Dining Room ▪ Utility Room ▪ Downstairs Cloakroom
- Six Bedrooms ▪ Six Walk-in Wardrobes ▪ Laundry Room ▪ Study
- Two Balconies ▪ Garden Studio / Gym ▪ Private Garden
- Sweeping Carriage Driveway ▪ Garage



This stunning six-bedroom detached family home has undergone recent extensive renovations and expansions, executed to an exceptional standard by its current owners.

The property is spread across three floors, several rooms are awaiting completion which offers the new owner to add their personal touch. Boasting a versatile layout, the interior exudes contemporary elegance and brightness, fulfilling the expectations of a luxurious family home.

Ideal for both comfortable living and entertaining guests, the open-plan living spaces seamlessly integrate with the swish designer kitchen, generous bedrooms and expansive reception rooms. The mature private garden adds to the overall appeal.

A viewing to experience the full scope of this home's offerings is highly recommended.





Situated on one of Chipstead's premier roads in an excellent level plot, this is certainly one of Chipstead's finest locations.

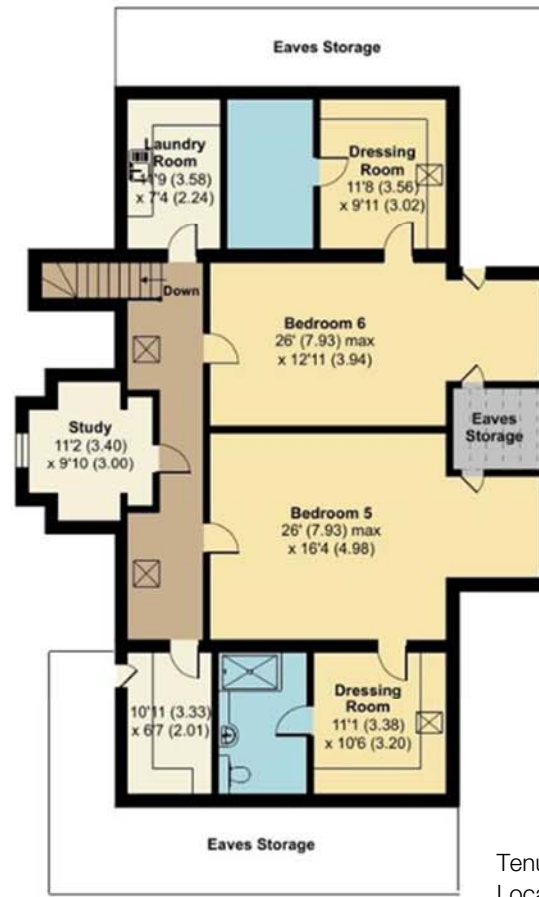
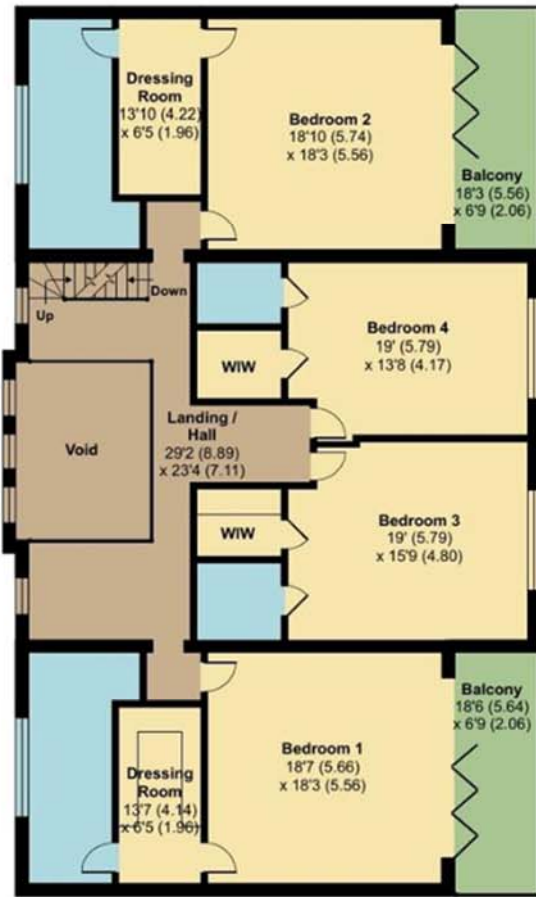
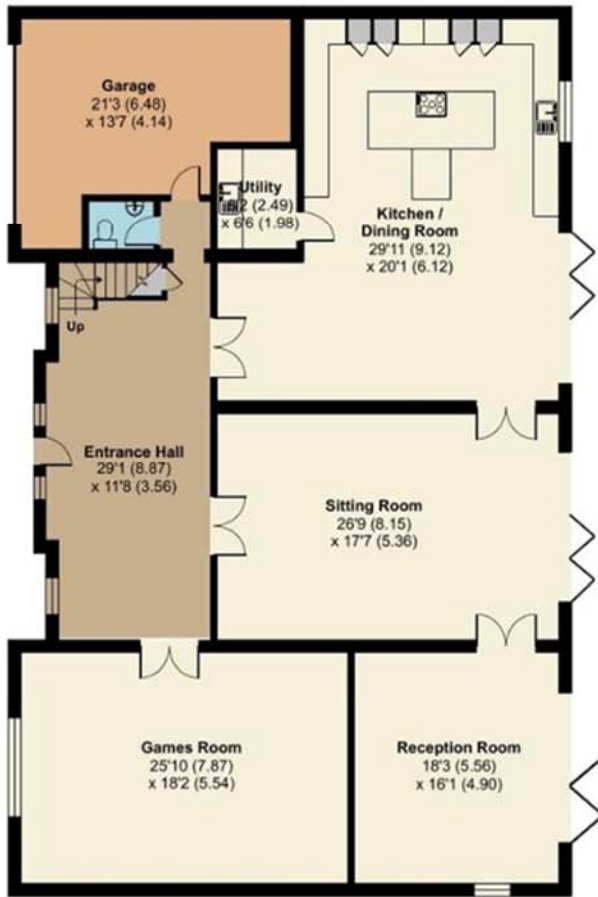
Chipstead Village has local shops, restaurants and Station with services to London Bridge and Victoria. Coulsdon South is also accessible with faster commuter links.

Further amenities can be found at nearby Banstead Village or Coulsdon Town.

There is an abundance of open countryside in this part of the Surrey Downs together with a choice of Golf Courses and other sporting clubs.

The M23 and M25 can both be easily accessed by car, the latter providing routes to both Gatwick and Heathrow Airports.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA

6,745 SQ FT / 626.6 SQ M

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 All mains services

The many features of this fine home include:

- Sought-After Chipstead Location
- Brick Built Garden Studio / Gym Room
- No Onward Chain
- Underfloor Heating Throughout
- Control 4 Remote Operation System
- Carriage Driveway With Electric Gates
- Level Mature Garden
- Contemporary Designer Open-Planned Kitchen - Dinner
- Six Spacious Double Bedrooms
- All Bedrooms Serviced By Walk-in Wardrobes

IMPORTANT NOTICE TO PURCHASERS:
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

To the best of our knowledge on production of this brochure

