



Characterful family home on a desirable private road

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## Court Hill Chipstead CR5 3NQ

Local Shops and Station a 10 minute walk  
Banstead Village 2 miles  
London 16 miles  
London by rail 35 minutes  
M23/M25 Intersection 3 miles  
All times and distances are approximate

Privacy and tranquillity in one of Chipstead's finest locations. This Edwardian detached house has a broad frontage to a gated private road with immediate access to the open spaces of Park Downs.

Beautifully presented, the house provides an excellent family home with great accessibility.

**Price £1.85 million**

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

[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)



- Reception Hallway ■ Sitting Room ■ Reception Room ■ Dining Room
- Kitchen - Breakfast Room ■ Downstairs Cloakroom ■ Snug
- Six Bedrooms ■ Four En-Suites ■ Family Bathroom
- Private Garden ■ Triple Tandem Garage and Off-Street Parking





Originally constructed around 1907, this house boasts the timeless elegance typical of Edwardian architecture.

Its spacious interior has undergone thoughtful refurbishment, transforming it into a charming family home with distinctive period details. The generous living areas offer flexibility in arrangement, while the first and second floor encompasses six ample double bedrooms alongside five bath/shower rooms. There is potential for extension, subject to appropriate approvals.

Situated on an expansive road frontage, the sizable gardens offer natural seclusion and are thoughtfully landscaped, with convenient access to Park Downs at the rear.

In addition to a triple tandem garage, the driveway provides parking for multiple vehicles.





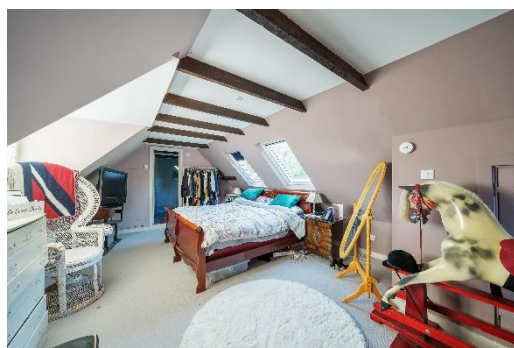
On the border of Banstead and Chipstead, this quiet private road has remote controlled gates to one end and is one of Chipstead's favourite addresses.

Chipstead Station and local shops are within a few minutes' walk whilst some 2 miles away Banstead Village offers extensive shopping that includes the Waitrose Supermarket and M&S Simply Food as well as many cafes and restaurants.

The M25/M23 intersection is around 5 minutes' drive and Coulsdon South Station for services to London is around 2 miles away.

The area is particularly well served with both private and state schooling including St Anne's Catholic School, Banstead Prep, Epsom College, The Hawthorns and Chipstead Valley Primary, rated as outstanding by Ofsted.

This property has a gate leading to the open spaces of Park Downs and Banstead Woods and there are many sports and leisure venues in the surrounding area.





**TOTAL FLOOR AREA**  
4,227 SQ FT / 392.6 SQ M

The many features of this fine home include:

- Gated, Private Road Location
- Six Generous Bedrooms
- Within Moments Of Chipstead Station
- Directly Backing Park Downs
- Four Spacious Reception Rooms
- Broad Plot Of Just Over Half An Acre
- Attached Triple Length Tandem Garage
- Wealth Of Original Features
- Carriage Driveway With Ample Parking



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Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: G  
All mains services  
FFTP Broadband  
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

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