



Contemporary and substantial family home with far-reaching views

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**Walpole Avenue
Chipstead
CR5 3PP**

Banstead Village 3 miles
London 16 miles M23/M25 10 minutes
London by rail 45 minutes from Chipstead or
25 minutes from nearby Coulsdon South
All times and distances are approximate

Nestled within its own private sanctuary, this elegant and sophisticated home is positioned on an elevated plot with far-reaching views. Situated on one of Chipstead's most admired private roads, the property offers a high degree of privacy and security.

Chic and stylish, this impeccably balanced family home spans over 7,400 sq ft, boasting luxurious amenities tailored for grand-scale entertaining.

Price £2.95 million

View by appointment please, exclusively through
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- Entrance Hallway ▪ Reception Room ▪ Sitting Room ▪ Kitchen - Family Room
- Terrace ▪ Utility Room ▪ Downstairs Cloakroom
- Seven Bedrooms ▪ Five En-Suite Bathrooms
- Pool Room ▪ Steam Room ▪ Cinema Room ▪ Shower Room
- Private Garden ▪ Double Garage ▪ Gated Off-Street Parking



Nestled on Walpole Avenue, Hedgeside stands as a grand family home meticulously crafted in 2019, boasting seven bedrooms and seven bathrooms. It's set in an enviable elevated position which provides sweeping views overlooking Banstead Woods and Chipstead Valley.

Distinguished features such as underfloor heating, Control 4 automation, opulent marble flooring, and an exquisite lower floor leisure complex, provide all that you would expect of a luxurious family home. Marrying the timeless charm of a classical facade with the sleek contemporary interior design, this home stands as one of Chipstead's premier modern homes.

A remarkable house designed for hosting memorable gatherings with family and friends, this property features full-width bi-fold doors that seamlessly transition to the terrace, offering a picturesque view with a West-facing aspect.

With numerous spots to relax and soak in the tranquility, the outdoor spaces provide a serene escape. Ample parking is available on the gated driveway, complemented by a spacious double garage for added convenience.



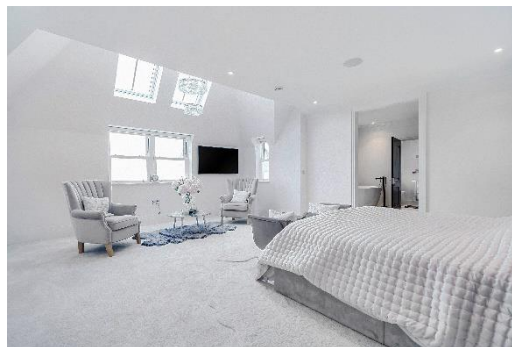
Whilst enjoying privacy and views in this excellent location, the property also has great accessibility with rail services to London from Chipstead Station just a few minutes' walk away and faster services from nearby Coulsdon South station.

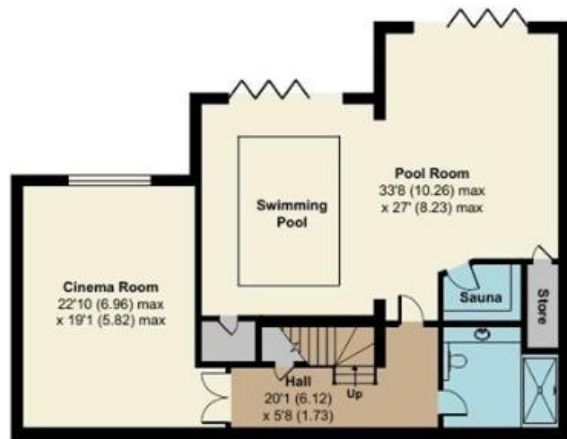
The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports.

This location is also within easy reach of several renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

There are a few local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom are all within easy reach offering more extensive shopping, theatre, cinema, health clubs and other facilities.

Chipstead Village retains its unspoiled rural charm with its village pond, local pub-restaurants, golf club and many sports and village clubs, all encompassed by abundant open countryside.





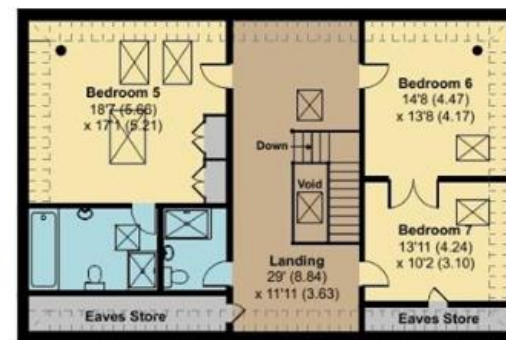
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



The many features of this fine home include:

- Within Easy Reach Of Chipstead Station
- Seven Spacious Bedrooms, All Benefiting From Fitted Wardrobes
- Stylish Open-Planned Kitchen - Dining Room With French Doors Leading To The Private Terrace
- Positioned Within A Mature Plot Of Just Over Half An Acre Enjoying Far-Reaching Views Over Chipstead Valley And Banstead Woods Beyond
- Hydrotherapy Pool With Underwater Lighting And UV Filtration
- Villeroy And Boch Sanitary Ware Throughout
- Sunken Fire Pit With A TV Seating Area
- Underfloor Heating And Control 4 Automation
- Located On One Chipstead Most Premier Avenues

TOTAL FLOOR AREA

7,445 SQ FT / 691.62 SQ M

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: H
 FFTC Broadband
 All mains services

To the best of our knowledge on production of this brochure

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