



Exclusive and refined family home enjoying natural privacy

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Walpole Avenue
Chipstead
CR5 3PQ

Banstead Village 3 miles
London 16 miles M23/M25 10 minutes
London by rail 35 minutes from Chipstead or
25 minutes from nearby Coulsdon South
All times and distances are approximate

Positioned in one of Chipstead's premier roads and within moments of surrounding countryside is this outstanding family home of classical elegance.

The stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

Price £1,685,000

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

banstead@richardsaunders.co.uk



- Hallway ▪ Sitting Room ▪ Dining Room ▪ Kitchen - Breakfast Room
- Study ▪ Family Room
- Utility Room ▪ Downstairs Cloakroom
- Seven Bedrooms ▪ Three Bathrooms
- Garage ▪ Private Garden ▪ Off-Street Parking



Oakwood House is approached by a private driveway; flanked by wooded area either side leading towards the property and its separate double garage. This remarkable detached family home was built in 1994 and offers just over 3,600 sq ft of space, boasting a bright and meticulously designed interior arranged around a spacious central hall.

With a layout that caters to the needs of both large and extended families, this property is maintained to an impeccable standard by its current owners.

Featuring several generously proportioned reception rooms, seven spacious bedrooms and three bathrooms, the home seamlessly blends elegance with functionality. The family room can also double as a gym room.

Outside, a secluded and landscaped garden, alongside a mature wooded area, provides ample space for privacy and entertaining. Additionally, the property offers plentiful parking at the front.

In summary, a substantial Chipstead family home in an idyllic yet convenient location.



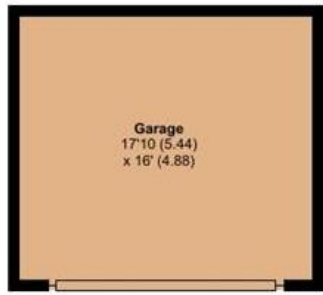
Whilst enjoying privacy in this excellent location, the property also has great accessibility with rail services to London from Chipstead Station just a few minutes' walk away and faster services from nearby Coulsdon South station.

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

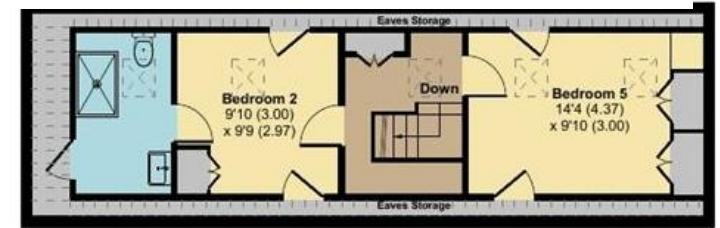




Denotes restricted head height

TOTAL FLOOR AREA

3,619 SQ FT / 336 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: H
Broadband: Full fibre to cabinet
All mains services
To the best of our knowledge on production of this brochure

The many features of this fine home include:

- Seven Spacious Bedrooms
- Fully Integrated Contemporary Open-Plan Kitchen - Breakfast Room
- Triple Aspect Sitting Room With Fireplace
- Secluded Southerly-Facing Plot Of Some 0.6 Acres
- Ample Amount Of Parking
- Substantial Eaves Storage
- Within Walking Distance Of Chipstead Station
- Detached Double Garage Providing Excellent Storage
- Cat5 Cabling Giving Flexible Home Office Working
- Designed Interior Arranged Around A Spacious Central Hall

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.

