



Contemporary family home with far-reaching views

exclusive to

SAUNDERS

richardsaunders.co.uk

Walpole Avenue Chipstead CR5

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

Situated on one of Chipstead's most tranquil roads, this contemporary detached family home offers both privacy and an elevated position. The property overlooks its beautifully landscaped gardens, with captivating views stretching across the valley to Banstead Woods.

Given its unique setting and features, an internal viewing is highly recommended to fully appreciate the charm of this exceptional property.

Offers invited in excess of £2 million

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

banstead@richardsaunders.co.uk



- Hallway ■ Study ■ Drawing Room ■ Two Cloakrooms
- Kitchen - Dining Room ■ Family Room ■ Utility Room ■ Media Room
- Five Double Bedrooms ■ Four Bath/Shower Rooms ■ Balcony
- Double Garage ■ Off-Street Parking ■ Private Garden



This remarkable detached family home, constructed by Millgate in 2010, is one of two substantial houses. Spanning three floors, it commands breath-taking views of its expansive South/Westerly garden and the picturesque Chipstead Valley. The lower ground floor offers a spacious and luminous ambiance, featuring a stylish and contemporary open-plan kitchen-dining room including granite surfaces and high-quality integrated appliances.

On the ground floor, a generously-sized terrace extends from the formal sitting room, complemented by a guest bedroom suite with an en-suite bathroom and a well-appointed fitted office. The property boasts five tastefully appointed bedrooms, three of which include luxury en-suites, alongside a modern family bathroom.

The landscaped gardens are a notable feature, with a raised patio area providing an ideal space for relaxation or hosting gatherings with friends and family. Privacy is ensured at the frontage, which offers ample parking in addition to a spacious, detached double garage.

Meticulously maintained and presented in excellent condition, an interior viewing is highly recommended to truly appreciate the unique charm and quality of this home.





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 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.



The many features of this fine home include:

- Five Spacious Bedrooms With Fitted Wardrobes
- Stylish Open-Planned Kitchen - Dining Room With French Doors Leading To The Private Garden
- Positioned Within This Mature Plot Of Just Over Half An Acre Enjoying Far-Reaching Views Over Chipstead Valley And Banstead Woods Beyond
- Water Fed Underfloor Heating To The Lower And Upper Living Spaces
- Detached Double Garage
- Within Easy Reach Of Chipstead Station
- Beautifully Presented Throughout
- Deep Frontage With Ample Amount Of Parking
- Excellent Storage Throughout
- Utility Room With Direct External Access

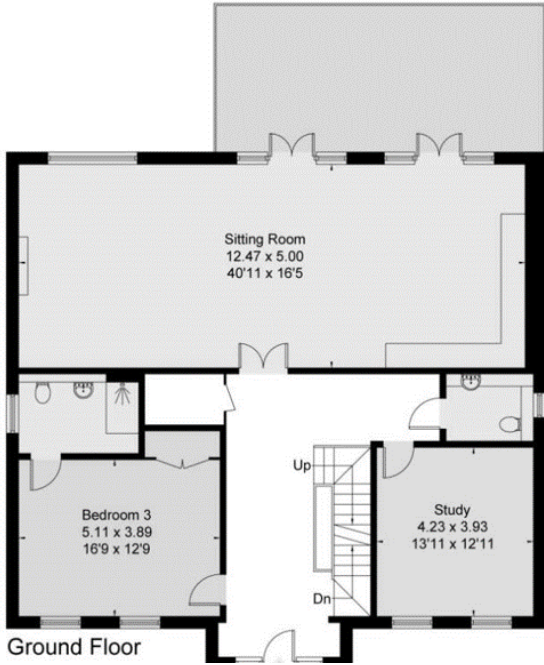


Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: H
All mains services
To the best of our knowledge on production of this brochure

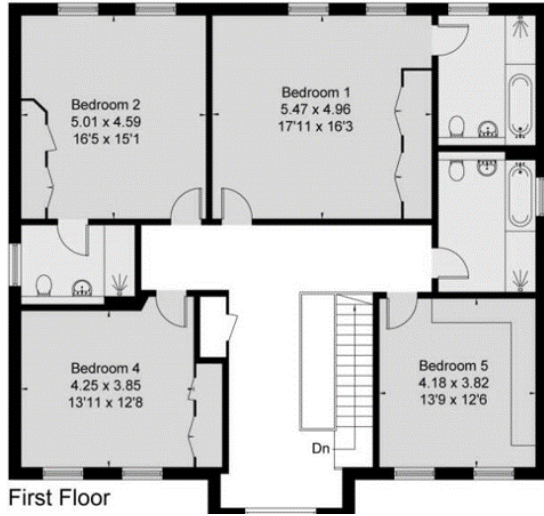
IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.



Lower Ground Floor



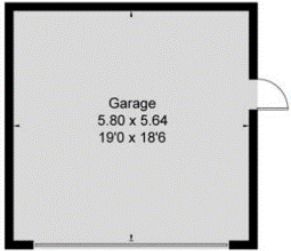
Ground Floor



First Floor

TOTAL FLOOR AREA

5,245 SQ FT / 487.3 SQ M



(Not Shown In Actual Location / Orientation)

