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In Chipstead's most sought-after tree lined road backing the golf course

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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

Situated on one of Chipstead's most desirable and tranquil roads, this charming detached Arts and Crafts home offers privacy and an elevated position with stunning views of its beautifully landscaped gardens and the adjacent golf course.

An internal viewing is highly recommended.

**Price £1,650,000**

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

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



- Porch ▪ Hallway ▪ Sitting room ▪ Family room
- Boot room ▪ Cloakroom ▪ Family room
- Kitchen-breakfast room ▪ Utility room
- Five bedrooms ▪ Family bathroom ▪ Separate cloakroom
- Office ▪ Eaves storage
- Double garage ▪ Off-street parking ▪ Private garden
- In all, around 0.72 acre







Individually designed and built circa 1907, this distinguished Edwardian Arts and Crafts home seamlessly blends period charm with a thoughtfully refurbished interior, creating a well-appointed family home rich in character features.

The extensive living spaces offer a versatile layout, while the first floor boasts three double bedrooms and a dressing room, which can serve as a fourth bedroom if desired. There is also potential for further extension, subject to the necessary consents.

Set on a generous frontage, the beautifully landscaped gardens of some 0.72 of an acre that provide natural seclusion and directly backing Chipstead golf course at the rear.

The property also benefits from a double garage and a spacious driveway offering ample parking for multiple vehicles.







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.

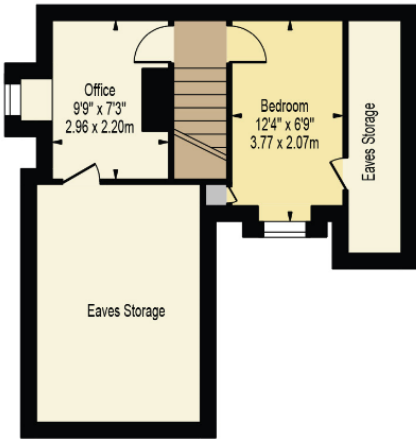
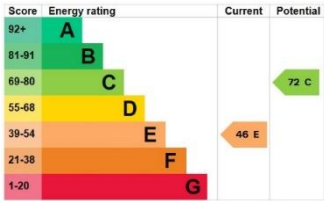
The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within easy reach of several renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local 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.

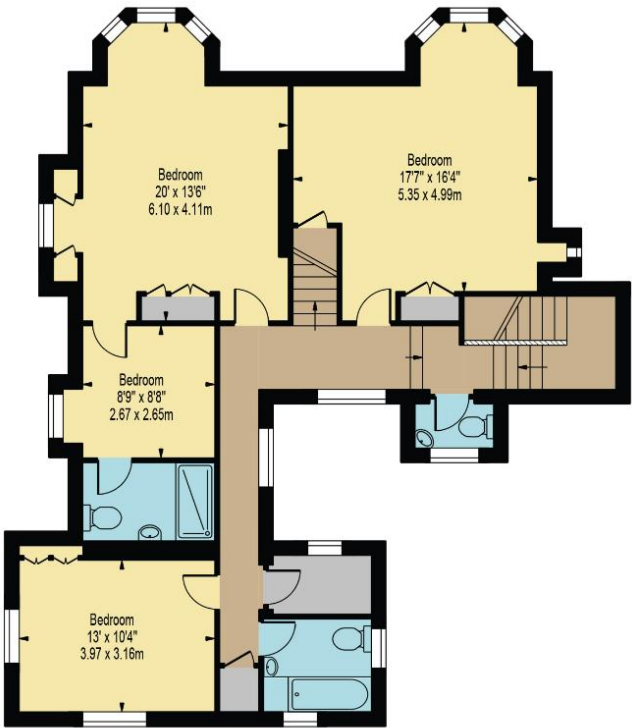
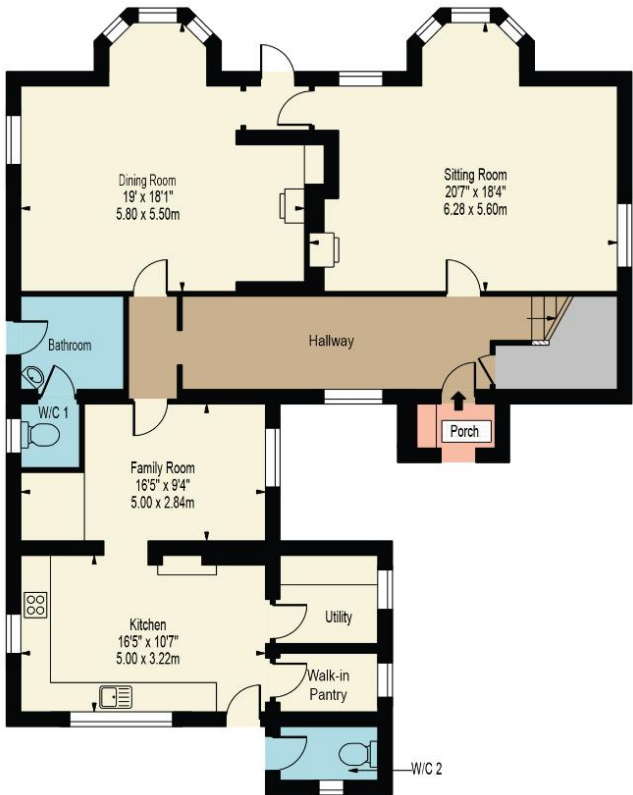


Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: H  
FFTC  
All mains services  
To the best of our knowledge on production of this brochure

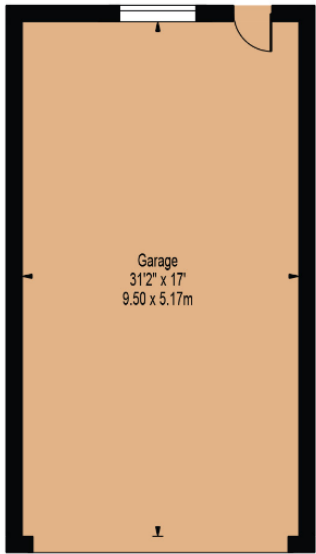
TOTAL FLOOR AREA 2,770 SQ FT / 257.32 SQ M



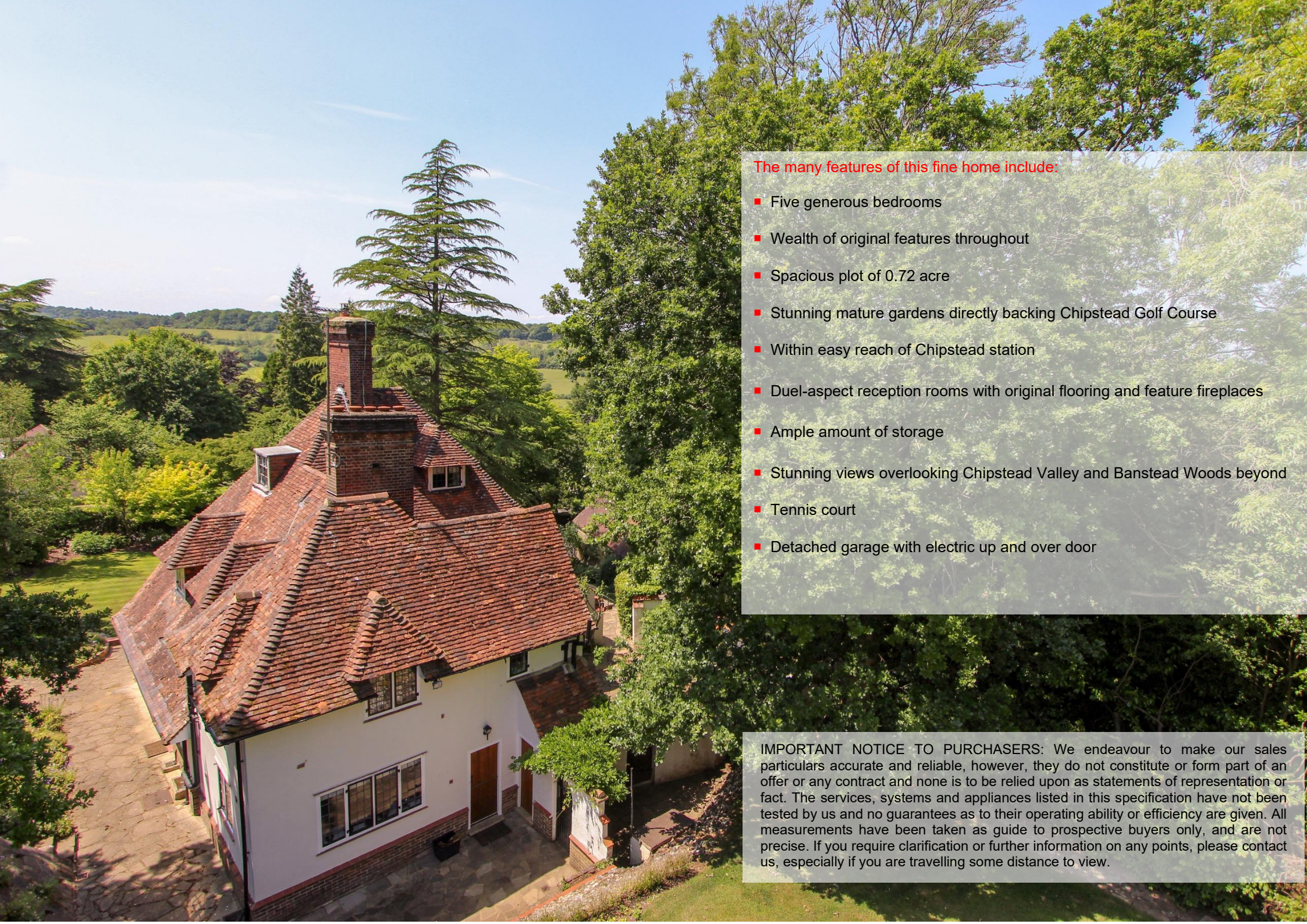
SECOND FLOOR



FIRST FLOOR







The many features of this fine home include:

- Five generous bedrooms
- Wealth of original features throughout
- Spacious plot of 0.72 acre
- Stunning mature gardens directly backing Chipstead Golf Course
- Within easy reach of Chipstead station
- Dual-aspect reception rooms with original flooring and feature fireplaces
- Ample amount of storage
- Stunning views overlooking Chipstead Valley and Banstead Woods beyond
- Tennis court
- Detached garage with electric up and over door

**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.



