



Set in 5 acres, on the edge of this unspoilt village

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High Road
Chipstead
Surrey
CR5 3SD

London 17 miles Banstead Village 4 miles Reigate 4 miles
M23/M25 3 miles Gatwick in 20 minutes Heathrow in 40 minutes
London by rail 45 mins from Chipstead or 25 mins from Coulsdon South
Times and distances are approximate

Enjoying rural tranquillity on the North Downs, this charming country house also offers remarkable accessibility, being just 17 miles to the south of London.

A well-appointed and spacious home set in 5 acres, ideal for the equestrian as well as those seeking a family home away from the bustle of modern life.

Offers in Excess of £2.5 million

View by appointment please, exclusively through
Richard Saunders and Company 01737 363333
banstead@richardsaunders.co.uk



- Entrance Vestibule ■ Reception Hall ■ Cloakroom
- Drawing Room ■ Sitting Room
- Dining Room ■ Conservatory / Study
- Breakfast Room ■ Kitchen
- Utility Room / Boot Room

- 5 Bedrooms, Dressing Room / Nursery and 4 Bath / Shower rooms
- Substantial Principal Suite and two further Suites

- Independent Studio Flat

- Garaging for up to 5 cars ■ Private, gated Driveway ■ Cellar and Stores
- Formal and informal Gardens, Woodland, Field and Paddock
- In all, 5 acres



Video Tour Available



This distinctive home was individually built around 1905 by a Mr Gall, the builder charged with the demolition of London's Newgate Prison in 1904, now the site of the Old Bailey.

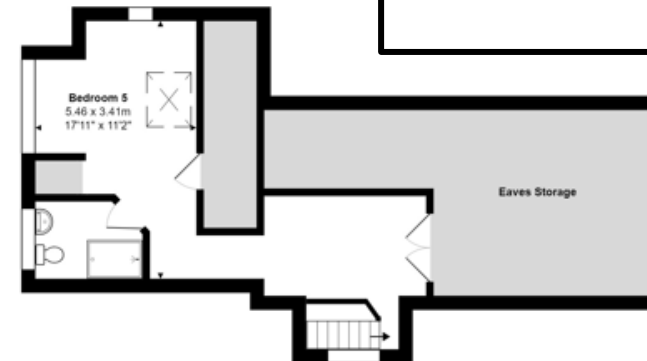
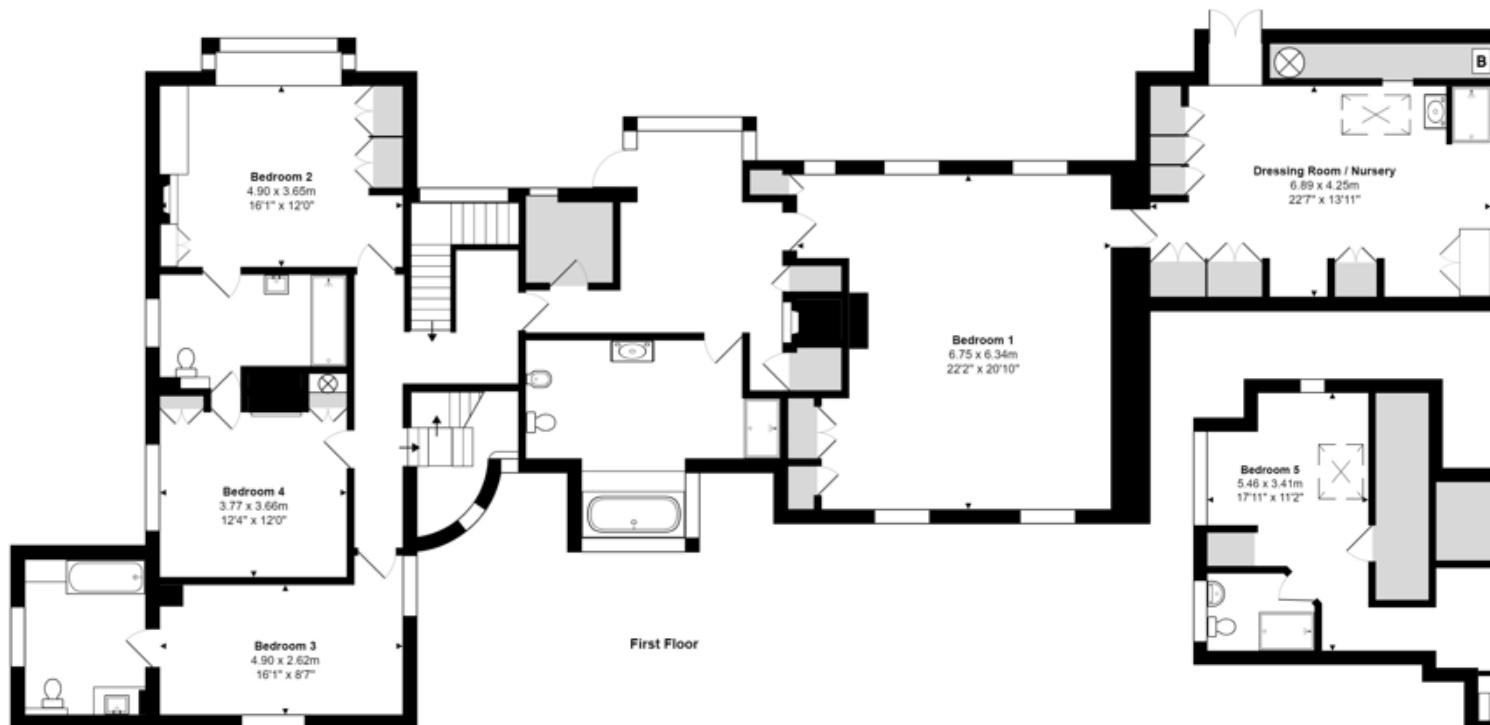
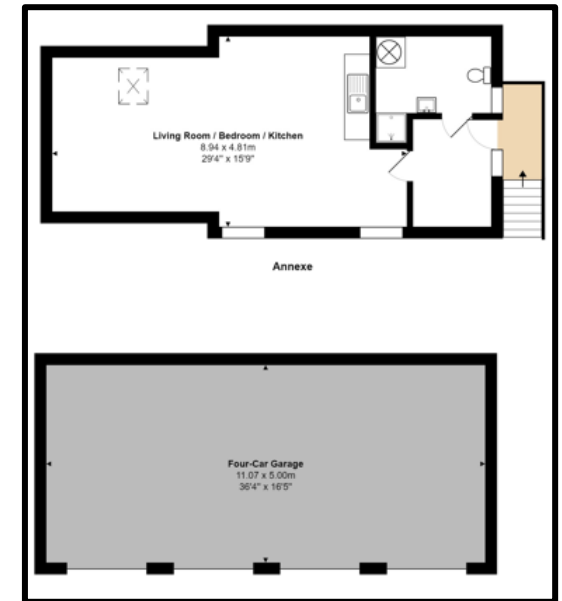
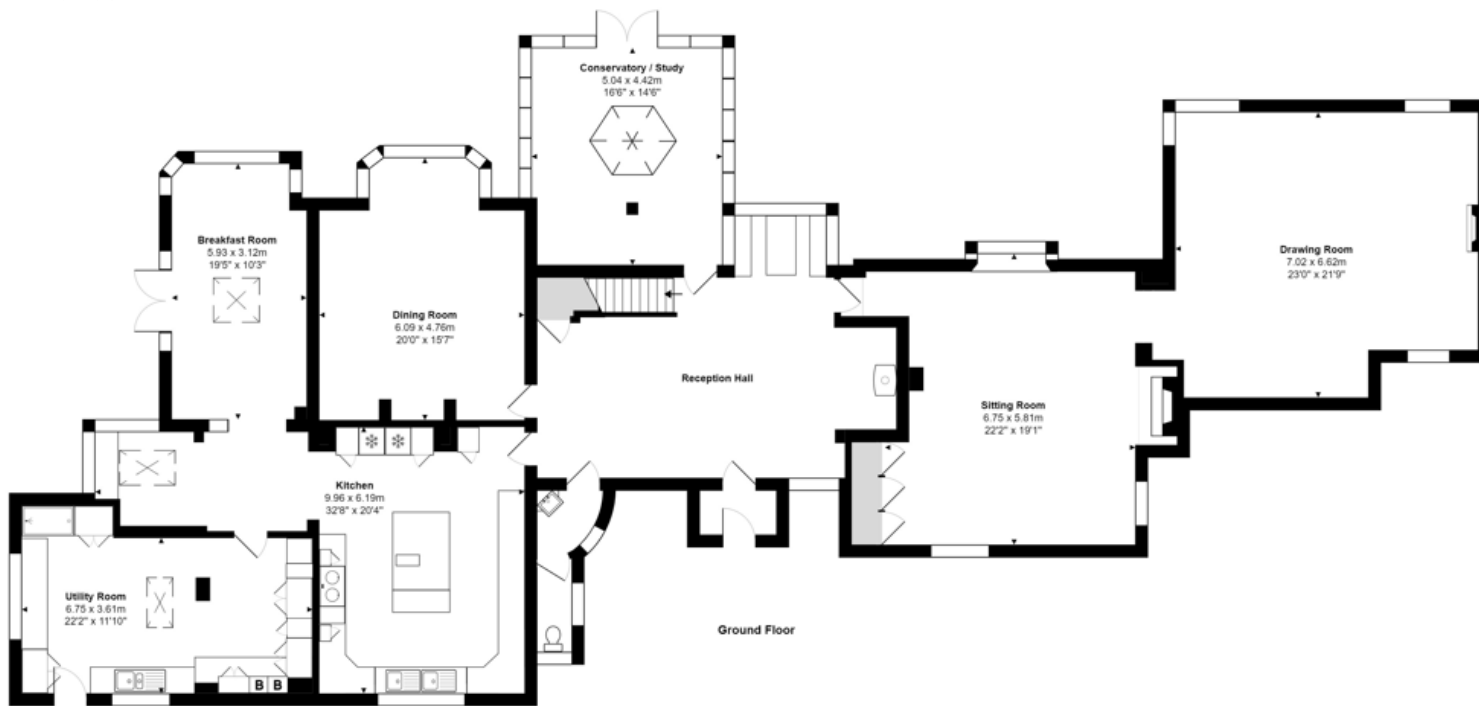
The infamous 12th century prison provided a rich source of reclaimed materials, used to create much of the authentic 'Tudor Manor House' character of Cheval Court with its random stone and brickwork and inset antique beams.

Sympathetically extended and restored in more recent years, the house offers generous and well-appointed family accommodation that is both spacious and comfortable. There is ample space for further extension, subject to consents.

Enjoying both natural privacy and stunning rural views, the house is set in 5 acres of grounds, something seldom found within the M25 motorway and just 17 miles south of London. There are formal and informal garden areas including some woodland and, with the benefit of separate vehicular access, there also is a 1.35 acre field and smaller paddock with ample space for loose boxes.

Approached over a gated, long driveway the house has ample secure parking for several vehicles in addition to a four-car garage, above which there is an independent studio flat, ideal for staff or sub-letting. There is also a large single garage with cellar.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Although the property enjoys rural seclusion and tranquillity, this location is particularly well connected being within a few minutes' drive of the M23/M25 intersection, bringing both Gatwick and Heathrow airports and the coastal ports within easy reach. Just under 3 miles away, Coulsdon South Station has fast rail services into the city - London Bridge and Victoria in around 25 minutes and the Gatwick express service from nearby Merstham.

Reigate, Coulsdon and Banstead Village are nearby giving a diverse choice of local shopping and the area has a choice of excellent schooling such as Whitgift, Epsom College, Royal Alexandra and Albert, Reigate Grammar, Dunnotar and Caterham School and The Hawthorns School.

This part of Surrey is also well served for venues for sports, leisure and cultural pursuits such as theatre and/or cinema at Epsom, Reigate and Dorking, many gastro pubs and restaurants, several gyms and sports clubs and championship golf at Kingswood, Walton Heath and Epsom RAC as well as Chipstead's own golf club. There are also local cricket, rugby and football clubs and this location, amidst abundant open countryside, is perfect for the equestrian and other outdoor pursuits including walks and cycling.

Meanwhile, Chipstead retains an unspoilt village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete.

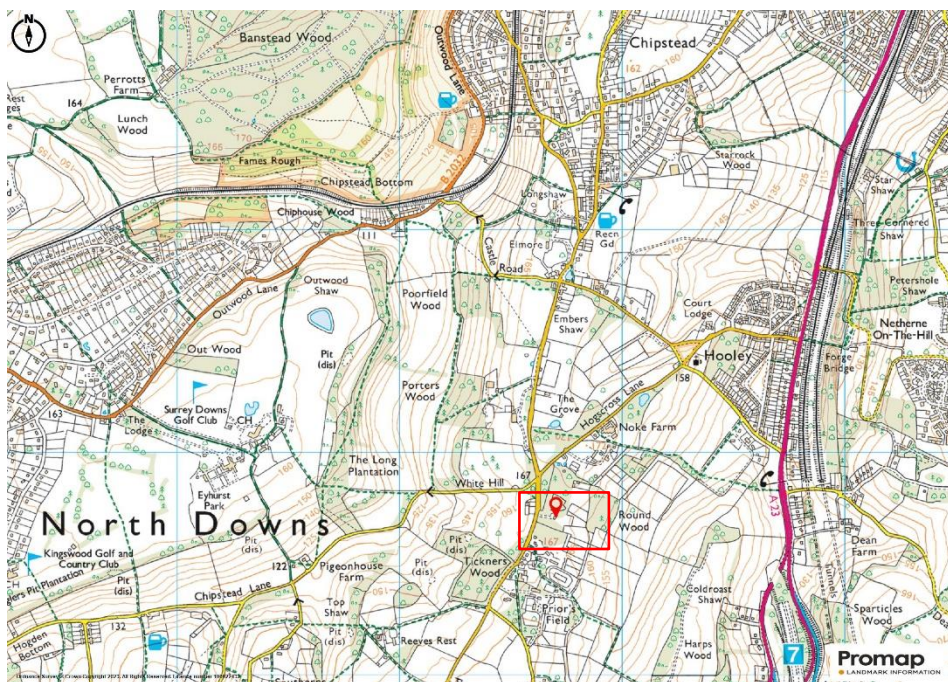
Tenure: Freehold All mains services

Local Authority: Reigate and Banstead Borough Council Council Tax Band: H

To the best of our knowledge on production of this brochure

GENERAL FEATURES

- Lovely, bespoke fitted 'Farmhouse' Kitchen with Aga stove
- Luxury, period style bathrooms and shower rooms
- Gas central heating and all main services
- Wealth of period character such as beams, panelling and fireplaces
- Space for further extension, subject to consents
- Garaging for five cars and ample parking for cars, trailers etc.,
- Large field and paddock with vehicular access and space for loosebox
- Peaceful, unspoilt rural location
- Available with no onward chain
- Adjacent Cheval Stud and a further 39 acres is also available





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