



Stunning Arts and Craft family home with far-reaching views

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Hazelwood Lane Chipstead CR5 3QY

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

Enjoying a commanding and elevated position, this charming Edwardian Arts and Crafts detached home is steeped in character and showcases a wealth of original features.

Set within beautifully landscaped and private gardens, the property offers a rare sense of seclusion along with breathtaking, far-reaching views over Chipstead Valley. Combining timeless architectural elegance with a stunning setting, this is a truly special home. Early viewing is highly recommended.

Price £1,725,000

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

banstead@richardsaunders.co.uk



- Entrance Hall ■ Dining Room ■ Sitting Room
- Reception Room ■ Kitchen ■ Sun Room ■ Downstairs W/C
- 5 Bedrooms ■ 4 Bathrooms including one en-suite
- Further 6th Bedroom with Kitchen - Sitting Room and Utility
- Garage ■ Off-Street Parking ■ Garden ■ In all, half an acre



Individually designed and constructed around 1901, this distinguished Edwardian Arts and Crafts property beautifully captures the timeless elegance of its era while offering a thoughtfully refurbished and stylish interior. With its rich architectural detail and character features, the home seamlessly blends period charm with modern comforts, resulting in a spacious and well-appointed family home. The generous and versatile living accommodation is perfectly suited to a range of lifestyles, offering a series of elegant reception rooms ideal for both everyday living and formal entertaining.

The first floor features four well-proportioned double bedrooms, each thoughtfully designed to maintain the home’s heritage while providing a comfortable and refined ambiance. A further bedroom and bathroom are located on the top floor, offering additional flexibility for growing families or guests. Adding to the appeal is a self-contained ground floor annexe, ideal for multi-generational living, visiting family, or independent older children. This space offers privacy and convenience without compromising the overall flow of the home. Occupying a substantial and private plot of approximately half an acre, the beautifully landscaped gardens provide a tranquil retreat, offering a wonderful sense of seclusion.

Mature planting and thoughtfully designed outdoor spaces take full advantage of the breathtaking panoramic views across Chipstead Valley and Banstead Woods, making this garden a truly exceptional feature of the property. To the front, the home enjoys a grand approach with a sweeping driveway providing ample off-street parking, in addition to a double garage for secure storage or further parking. In summary, this remarkable home offers a rare opportunity updated to suit the demands of modern living, in a stunning and sought-after setting.



The property enjoys an exclusive village location whilst being just a few minutes from Chipstead Station and local shops. Faster rail services are available at nearby Coulsdon South Station and the M25/M23 intersection is within ten minutes' drive giving swift access to Heathrow and Gatwick Airports as well as the coastal ports.

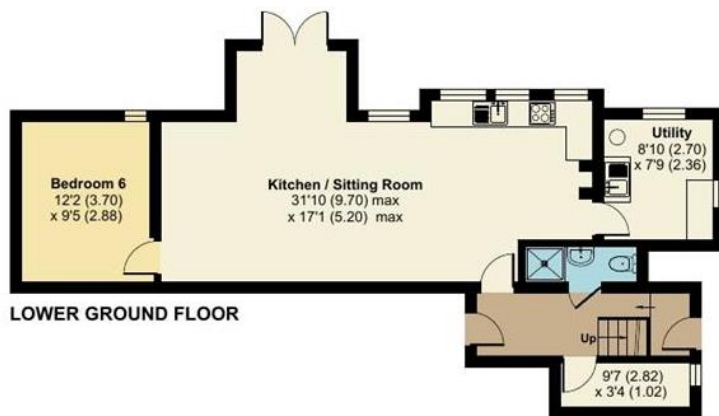
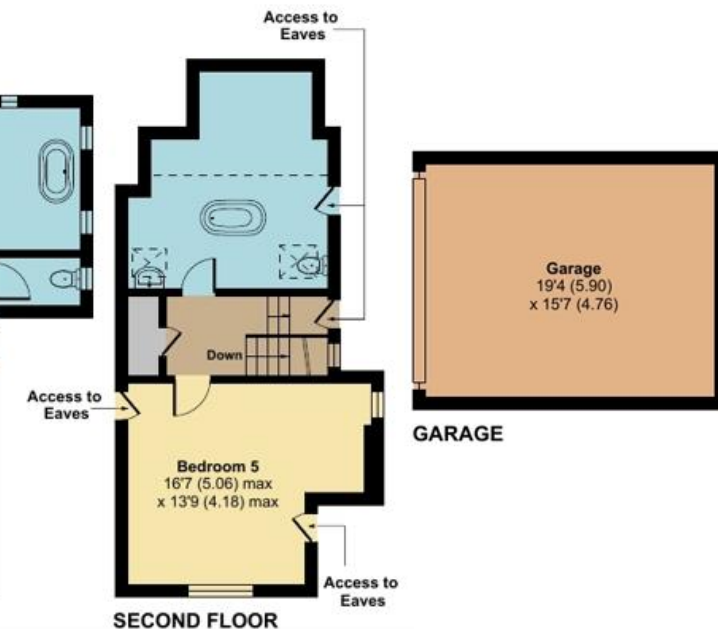
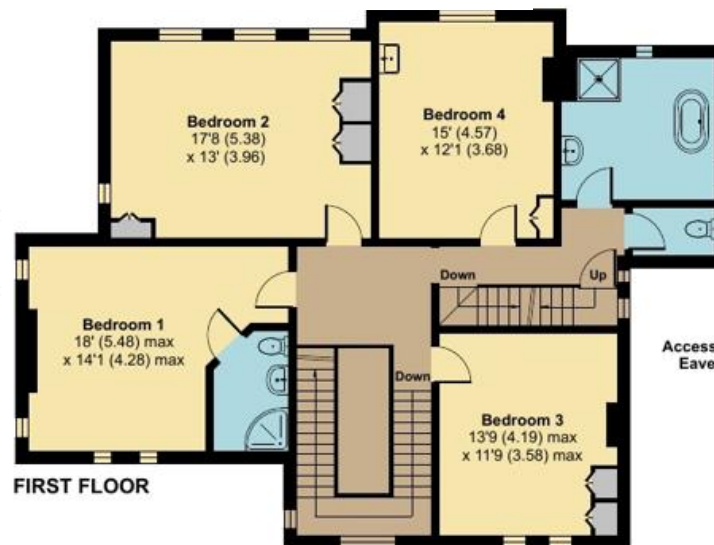
Banstead Village and Coulsdon town centre are within a few minutes' drive, each offering a wide selection of shops and Waitrose Supermarket, also M&S Foods at Banstead.

Some of Surrey's finest schools are available locally including Chipstead Valley Primary (rated as "outstanding in all areas"), Woodcote, Reigate Grammar, Epsom College, Dunnotar, The Hawthorns, Aberdour and Banstead Prep. Some schools run a private bus service through the area.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit whilst Chipstead retains an unspoilt rural village charm with its golf, rugby, cricket and football clubs, local theatre and many residents' associations, annual flower show, village pond and gastro-pubs.

The area has abundant open countryside for riding, cycling and walks including the open spaces and weekly Parkrun at nearby Banstead Woods.



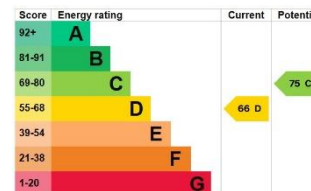


TOTAL FLOOR AREA

4,295 SQ FT / 398.9 SQ M

The many features of this fine home include:

- Five/six generous bedrooms
- Self contained one bedroom annexe
- Excellent storage throughout
- Arts and Craft design
- Stunning views overlooking Chipstead Valley and Banstead Woods beyond
- Ample amount of parking for a number of cars
- Garage
- Within easy reach of Chipstead mainline station
- A wealth of original features



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

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