



Attractive secluded gardens enjoying views over Chipstead Valley

exclusive to

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# Stagbury Avenue Chipstead CR5 3PD

Banstead Village 2 miles Coulsdon 2 miles  
London by rail 35 minutes  
M23/M25 Intersection 10 minutes  
*All times and distances are approximate*

Tucked away in a picturesque, tree-lined setting, this detached family home offers generous living space and exceptional potential for extension or reconfiguration. Positioned on a naturally sheltered plot, the property enjoys stunning views over Chipstead Valley, all within a highly desirable and sought-after location.

- | Hallway
- | Downstairs cloakroom
- | Utility room
- | Sitting room
- | Dining room
- | Kitchen
- | Garage
- | Four bedrooms
- | En-suite shower room
- | Family bathroom
- | Separate cloakroom
- | Private garden
- | Off-street parking

Price £850,000



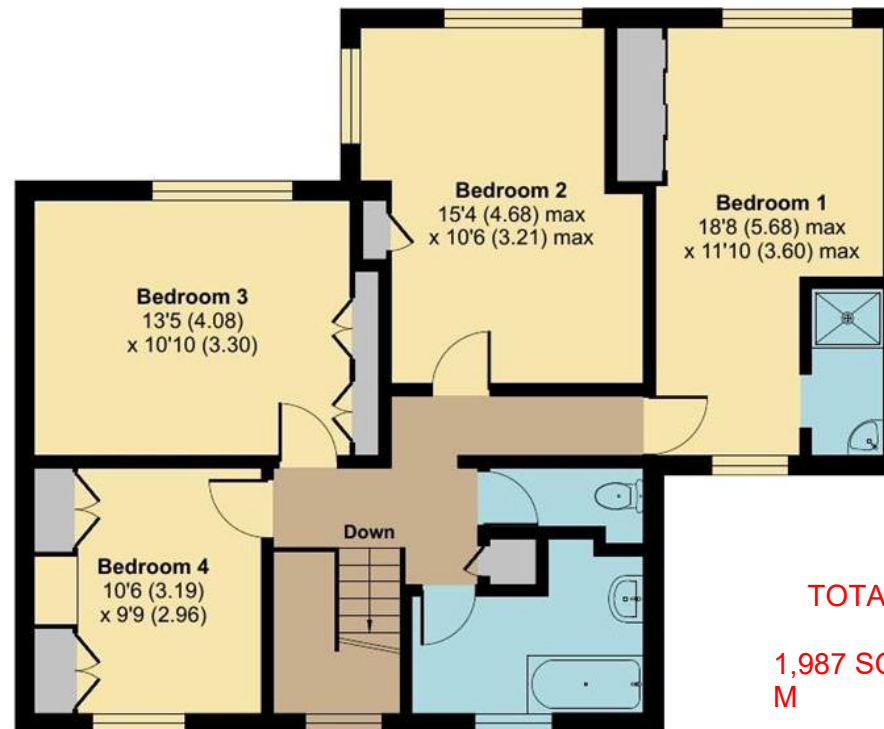
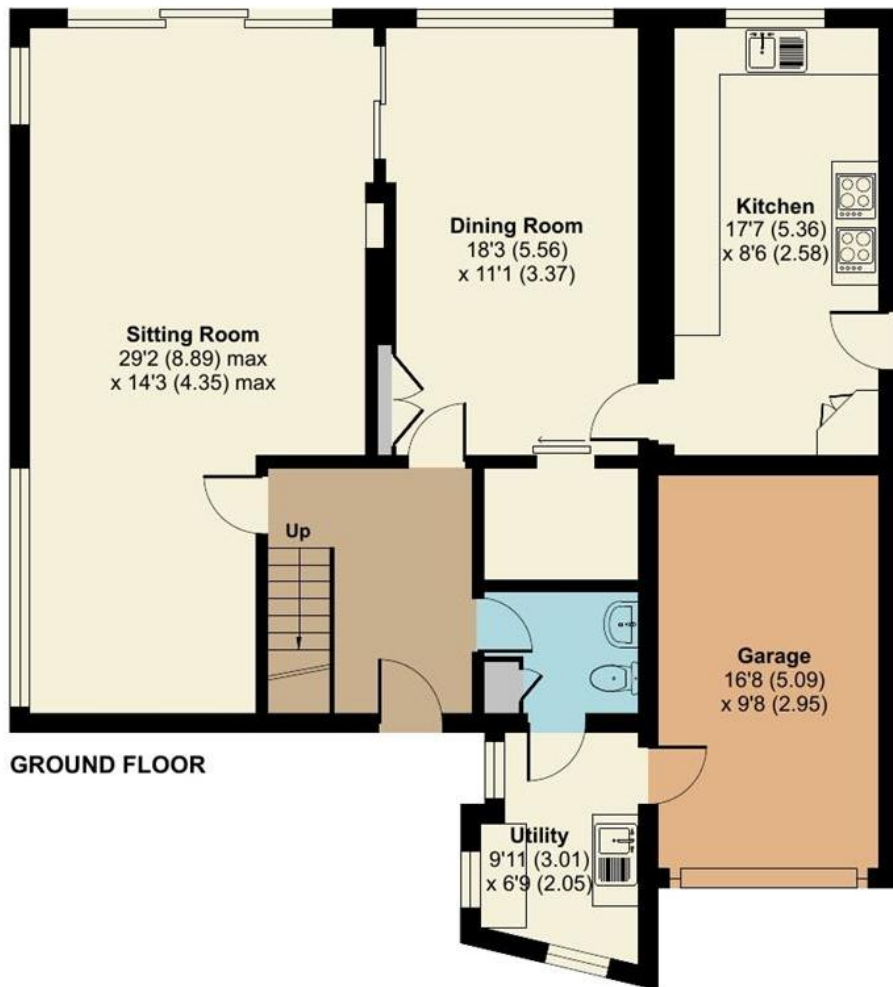


Situated on this sought-after, tree-lined road, this generously proportioned four-bedroom detached home offers excellent potential to extend (STPP). The versatile layout includes a bright and airy double-aspect reception room, separate dining room and generous kitchen that all overlook a large, mature, private garden and views of Chipstead valley beyond. All bedrooms are well-sized and served by a fully-fitted family bathroom and separate cloakroom. Additional benefits include an integrated double garage and off-street parking at the front. A viewing is highly recommended to fully appreciate the potential this property has to offer.

Chipstead Village gives access to a number of social and sporting clubs including Tennis, Cricket and Rugby. Chipstead Golf Club, Surrey Downs and Kingswood Golf and Country Club are also nearby. Banstead Village is approximately 2 miles away with High Street shopping including Waitrose Supermarket, and there are excellent schools for all ages in the vicinity. The A23 is easily accessed providing a route to London as is the M25/M23 intersection with routes to both Gatwick and Heathrow.

Four double bedrooms all with fitted wardrobes | Spacious double-aspect sitting room | Stunning views of Chipstead Valley and Banstead Woods | Excellent potential to extend (STPP) | Within easy reach of Chipstead station and local shops | No onward chain | Mature Westley-aspect garden | Excellent storage throughout | Off-street parking for two cars





**TOTAL FLOOR AREA**

**1,987 SQ FT / 184.6 SQ M**

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

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
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2 High Street  
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