



A unique and contemporary haven

exclusive to

**SAUNDERS**

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This stunning resort-style home sets new standards in sophistication and luxury.

Price £2,750,000



Hazel Way  
Chipstead Surrey CR5 3PJ

London 16 miles Banstead Village 3 miles Reigate 4 miles  
Chipstead Station 1 minute walk - London Bridge, Victoria, Waterloo in 35 minutes  
M23 / M25 3 miles - Gatwick 20 minutes - Heathrow 40 minutes - Channel Tunnel 60 minutes  
All times and distances are approximate







Individually designed with a vision to create the utmost in calm sophistication. A unique and contemporary haven, away from the bustle of modern life. Luxury at every turn. An impressive resort to entertain friends and family.

Detached and encompassed by private gardens, the house boasts an exceptional build specification for ease of maintenance and energy efficiency.

The perfect location for those that need to be somewhere. A high-value residential setting in a leafy Surrey village and yet just 16 miles south of London. Be at Gatwick in just 20 minutes or at London Bridge in 35 minutes. Maybe the golf club in 2 minutes.

Naturally, there are exceptional schools nearby and so many sporting, leisure and cultural pursuits locally. Glorious open countryside on the doorstep.



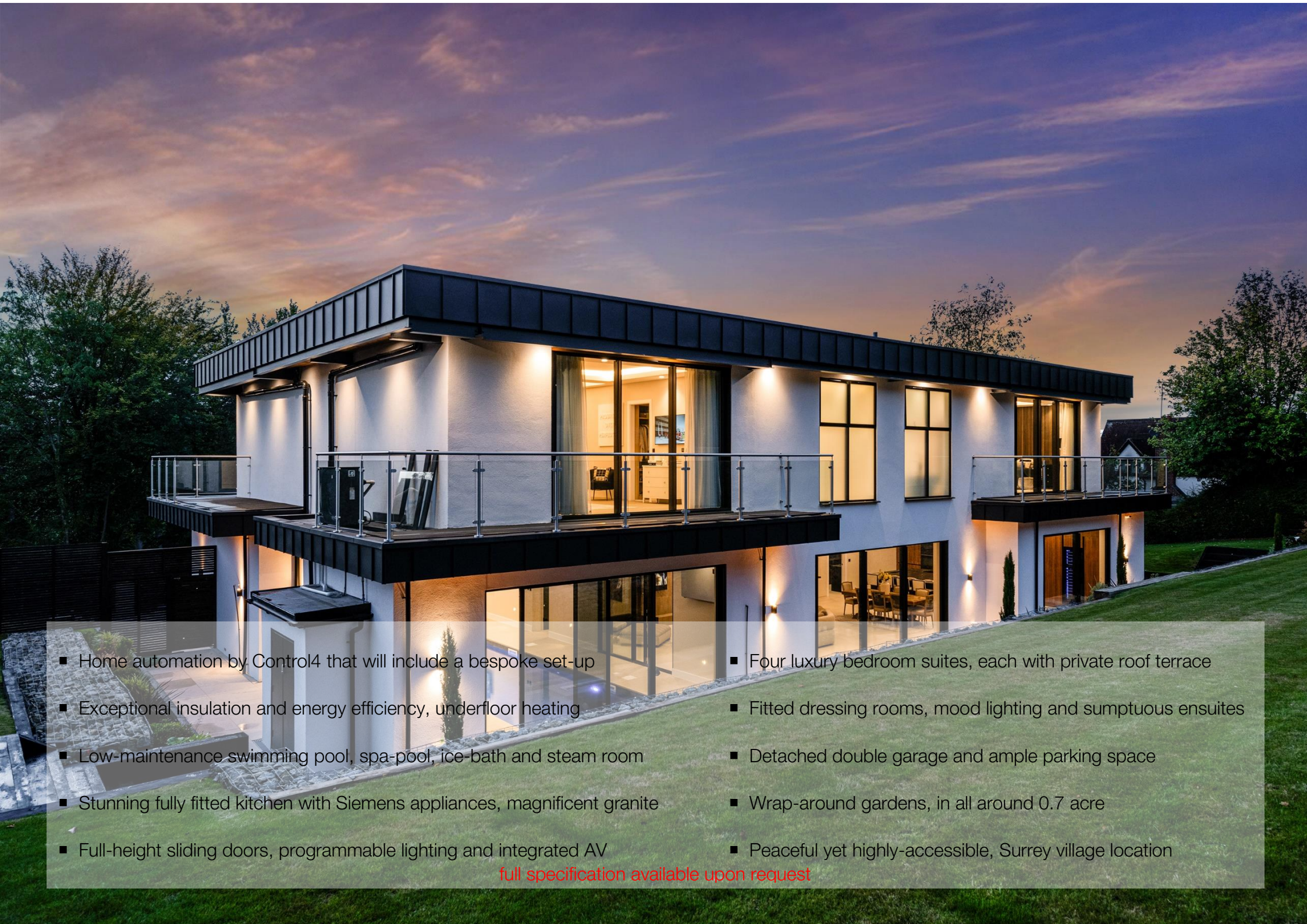
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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*





- Home automation by Control4 that will include a bespoke set-up
- Exceptional insulation and energy efficiency, underfloor heating
- Low-maintenance swimming pool, spa-pool, ice-bath and steam room
- Stunning fully fitted kitchen with Siemens appliances, magnificent granite
- Full-height sliding doors, programmable lighting and integrated AV
- Four luxury bedroom suites, each with private roof terrace
- Fitted dressing rooms, mood lighting and sumptuous ensuites
- Detached double garage and ample parking space
- Wrap-around gardens, in all around 0.7 acre
- Peaceful yet highly-accessible, Surrey village location

full specification available upon request