



A unique and contemporary haven

exclusive to

SAUNDERS

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The focal point of this elegant home is its deluxe 'home spa'. Relax, unwind and boost your well-being all year round with the low-maintenance indoor swimming pool, spa-pool, ice-bath and steam room.

Offers in Excess of £2,500,000



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





This detached property is surrounded by beautifully landscaped private gardens, creating a peaceful and secluded environment. The home boasts an exceptional build specification focused on ease of maintenance and energy efficiency, with advanced materials and smart technology ensuring both sustainability and low utility costs.

The spacious layout is flooded with natural light, with large windows and open spaces designed for modern living. The contemporary interiors feature sleek lines and high-end finishes, providing a seamless flow from one room to the next.

This home is a private oasis, blending luxury, functionality, and convenience for those seeking a sophisticated lifestyle.

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.



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.

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