



Exclusive and refined family home within moments of Chipstead station

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# Stagbury Avenue Chipstead CR5 3PA

Banstead Village 1 mile Coulsdon 2 miles  
London by rail 35 minutes  
M23/M25 Intersection 10 minutes  
**All times and distances are approximate**

Set in a highly sought-after village location, this delightful detached home offers the perfect blend of privacy and convenience—available with no onward chain.

Designed with family living in mind, the property features generous living spaces and a mature, private garden that enjoys tranquil views over Banstead Woods. Ideally situated just a short walk from Chipstead Station and local shops, it provides easy access to both countryside and connectivity.

**Offers in Excess of £1.2 million**

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

**[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)**



- Entrance Hallway ■ Sitting Room / Office ■ Family Room
- Kitchen-Dining Room ■ Utility ■ Downstairs W/C
- Four Bedrooms ■ Family Bathroom ■ En-Suite Shower Room to Principal Bedroom
- Garage ■ Off-Street Parking ■ Private Garden





This simply exceptional detached property offers thoughtfully designed and generously proportioned living space, perfectly suited for both growing and extended families. The bright and contemporary interior is thoughtfully arranged around a central hallway, creating a sense of openness and flow.

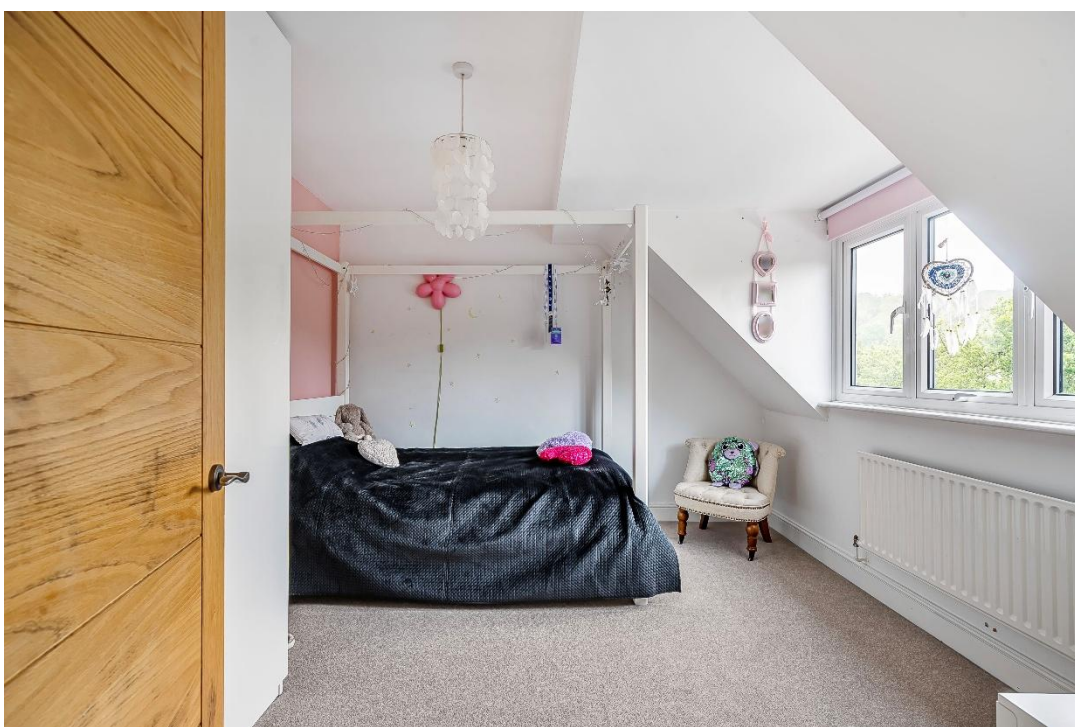
The well-planned accommodation provides a versatile layout, offering both comfort and functionality for modern family living. Enhanced and meticulously maintained by the current owners, the home is finished to a high standard throughout. At its heart is a stunning open-plan kitchen and dining area, complete with sleek contemporary finishes and bi-folding doors that open onto a raised patio—ideal for alfresco dining and entertaining.

Upstairs, the spacious bedrooms and luxurious bathrooms deliver both style and comfort. These well-appointed spaces are perfectly balanced by the beautifully landscaped and secluded gardens, which offer views over Banstead Woods and the Chipstead Valley beyond. Externally, the property enjoys ample driveway parking and a substantial frontage, while the private garden areas provide a peaceful setting to relax or entertain guests.

In summary, a superb and substantial family home in the heart of Chipstead Village—offering space, style, and serenity in equal measure.





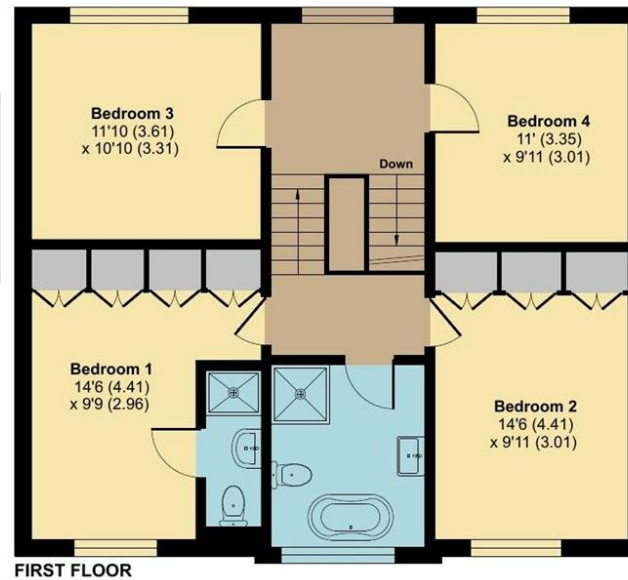
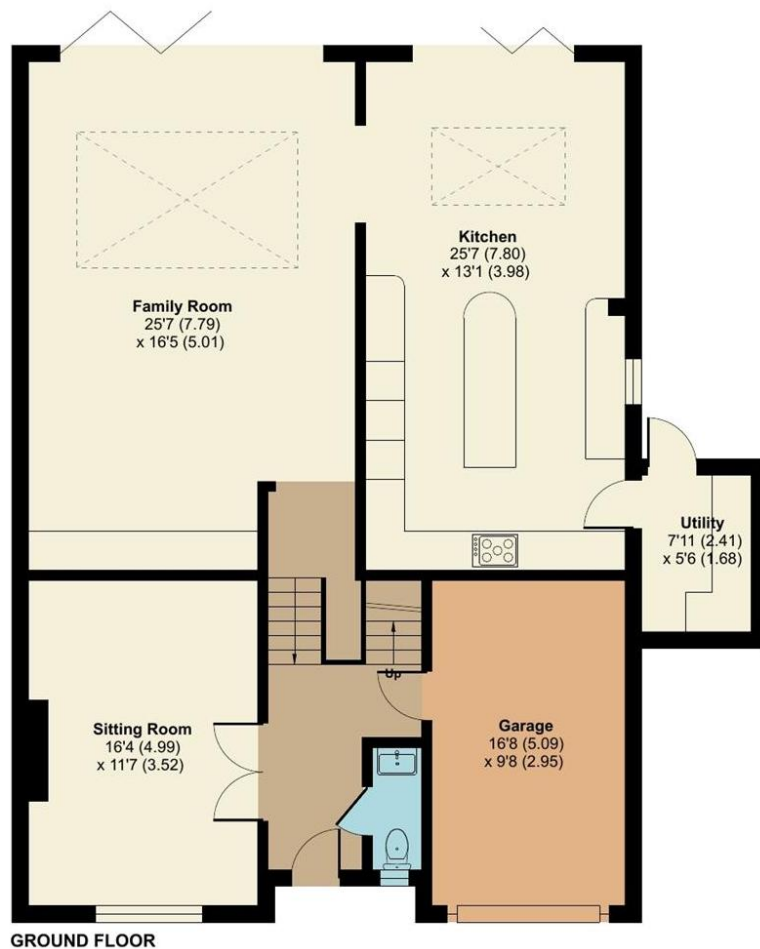


Chipstead Village gives access to a number of social and sporting clubs including Tennis, Cricket and Rugby. Chipstead Golf Club, Surrey Downs and Kingswood Golf and Country Club are also nearby.

Banstead Village is approximately 1 mile 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.



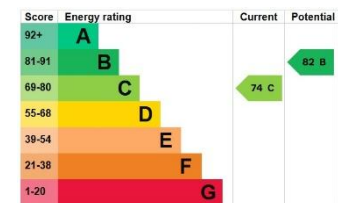




**TOTAL FLOOR AREA**  
2,072 SQ FT / 192.4 SQ M approx.

The many features of this fine home include:

- Four generous bedrooms
- Modern family bathroom
- Private garden with views over Banstead Woods
- Integrated garage with direct internal access
- No onward chain
- Stunning contemporary kitchen with bi-folding doors leading to decked area
- Spacious living area with views overlooking the private mature garden
- Ample amount of off-street parking
- Within moments of Chipstead station and local shops



**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.

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: G  
FFTP

All mains services

To the best of our knowledge on production of this brochure



