



An outstanding family home with classical elegance

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# 214 Chipstead Way Banstead SM7 73LQ

Local Shops and Station at Chipstead a 10 minute walk  
London by rail 40 minutes from Chipstead  
London 15 miles Coulsdon 2 miles  
M23/M25 Intersection 15 minute  
*All times and distances are approximate*

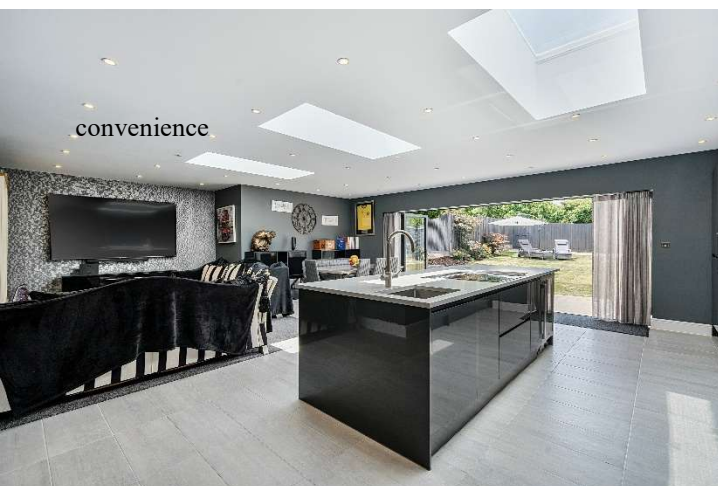
This outstanding family home exudes classical elegance and charm. Beautifully renovated to an exceptional standard by the current owners, the stylish interior is flooded with natural light and offers spacious, versatile living areas—ideal for both everyday family life and entertaining on a grand scale.

- | Hallway
- | Downstairs cloakroom
- | Sitting room
- | Kitchen-dining room
- | One bedroom annexe
- | Three further bedrooms
- | Family bathroom
- | En-suite shower room
- | Private garden
- | Garage
- | Off-street parking

Price £1,100,000







convenience



Positioned on an elevated, tree-lined road, this substantial four-bedroom detached family home includes a beautifully appointed self-contained annexe—ideal for guests or multi-generational living. Refurbished to an exceptional standard by the current owners, this stunning residence effortlessly blends contemporary elegance with versatile living spaces. The bright and stylish interior offers all the features expected of a luxurious family home, with the added benefit of a separate guest area comprising a bedroom, shower room, and open-plan kitchen/sitting room. The main living space boasts an expansive open-plan layout, perfect for modern family life and entertaining. A designer kitchen, generous bedrooms, and luxurious bathrooms combine to create a harmonious balance of comfort and sophistication. Set within beautifully landscaped gardens, the property offers a peaceful retreat in a picturesque setting—ideal for those seeking space, quality, and tranquillity.

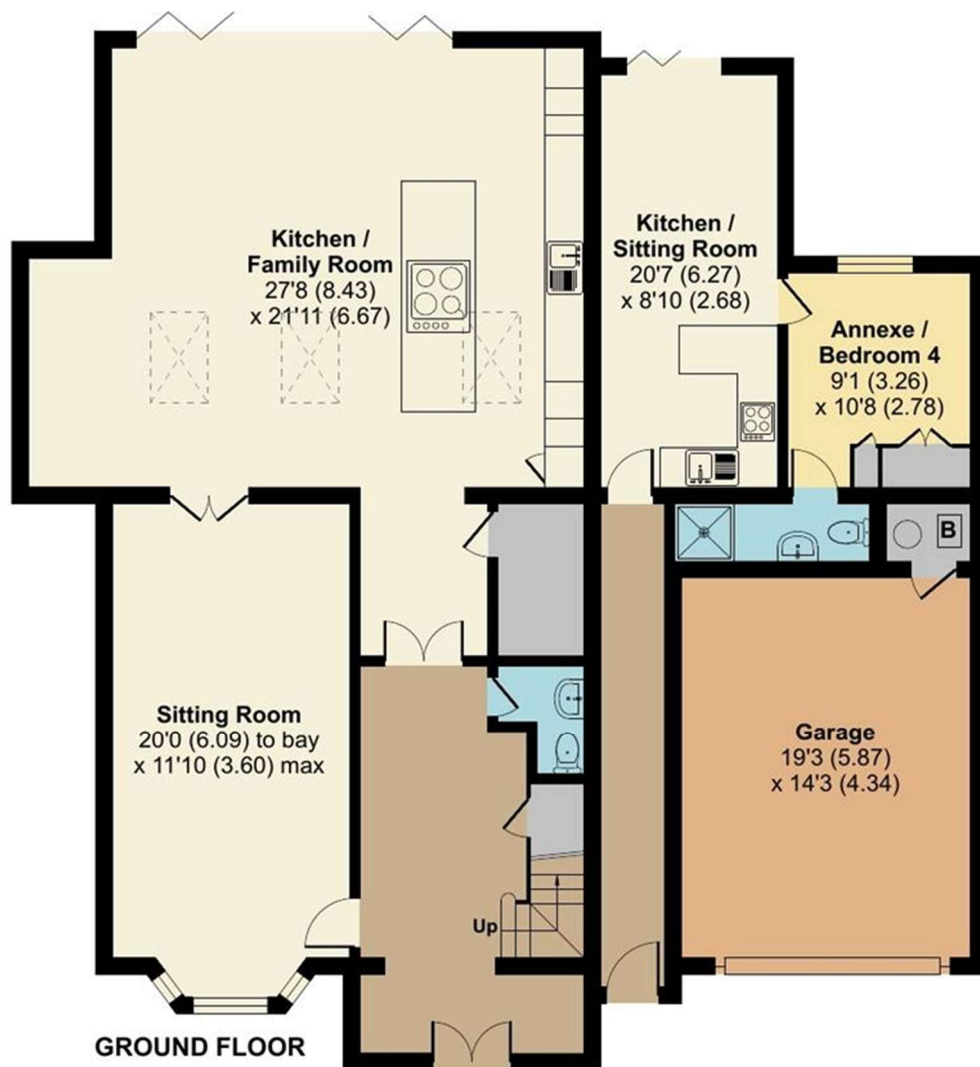


Chipstead Station is within walking distance with reliable services to London and Coulsdon South station with fast commuter links is around 2 miles away. The A23 provides an easy route to the M25 at Junction 7 (Merstham) bringing Heathrow and Gatwick Airports within 45 and 25 minutes respectively. Chipstead Village has local shops and a choice of pub/restaurants. Banstead Village is around 3 miles away with extensive High Street shopping and a choice of local schooling for all ages.

Three generous bedrooms plus guest suite/annexe | Contemporary fully-fitted kitchen with bi-folding doors leading to the patio area | Separate guest suite/annexe which includes kitchen, bedroom and shower room | Ample amount of off-street parking | Underfloor heating | Integrated garage housing plant room | Beautifully presented throughout | Within easy reach of Chipstead station

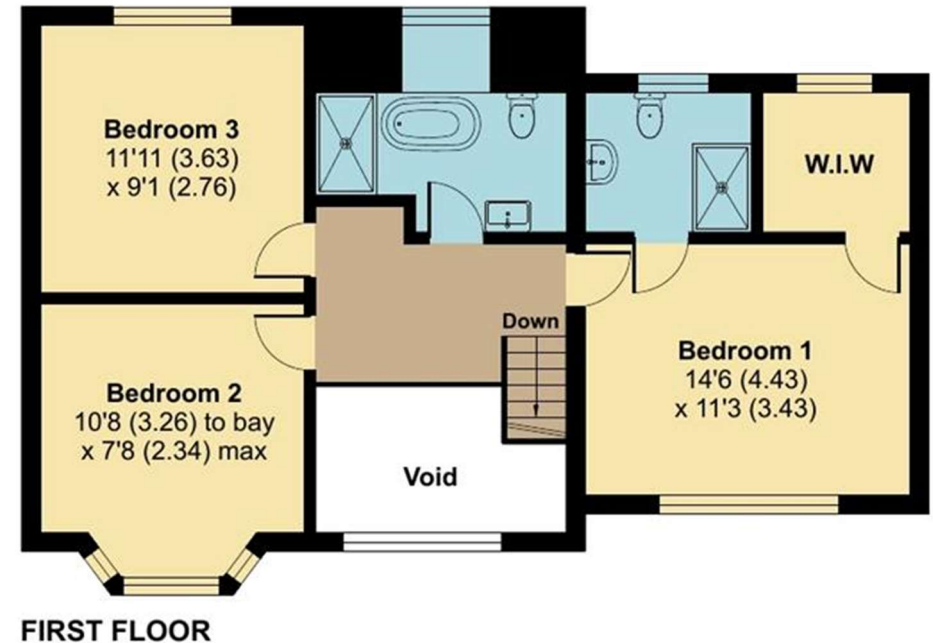






**TOTAL FLOOR AREA**  
2,589 SQ FT / 240.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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: F  
All mains services  
FFTP Broadband Available  
*To the best of our knowledge on production of this brochure*

**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.

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