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Stunning period property, on the edge of this unspoilt village

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High Road Chipstead CR5 3SD

London 17 miles Banstead Village 4 miles Reigate 4 miles M23/M25 3 miles Gatwick in 20 minutes Heathrow in 40 minutes London by rail 45 mins from Chipstead or 25 mins from Coulsdon South

Russian Cottage is a truly unique home centred around an original Russian log cabin imported in 1869. Blending historic character with modern comforts, it offers four bedrooms, elegant living spaces, and beautifully landscaped gardens with an outdoor kitchen, hot tub, and stream.

An internal viewing is highly recommended.

Price £1,550,000

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

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- Porch ■ Hallway ■ Cloakroom ■ Study
- Kitchen-breakfast room ■ Pantry ■ Utility room
- Dining room ■ Sitting room
- Four bedrooms ■ Family bathroom ■ Two En-suites
- Gym ■ Outdoor kitchen
- Double garage ■ Off-street parking ■ Private garden
- In all, around 0.5-acre plot





Russian Cottage is a unique home tucked away off a quiet private track. Accessed via electric gates, a cobblestone driveway leads to a double garage, car port, and courtyard framed by mature trees. The original Russian log cabin, imported in 1869, forms the heart of the home and is believed to be the only one of its kind in the UK. The surrounding conservation area, known as Russian Valley, adds historic charm. Inside, a country-style oak kitchen with granite worktops and Aga leads to a formal dining room, study, and stunning lounge set within the log cabin, complete with restored elm floors, log walls, and stone fireplace. Reclaimed oak windows from Newgate Prison add a striking historic feature.

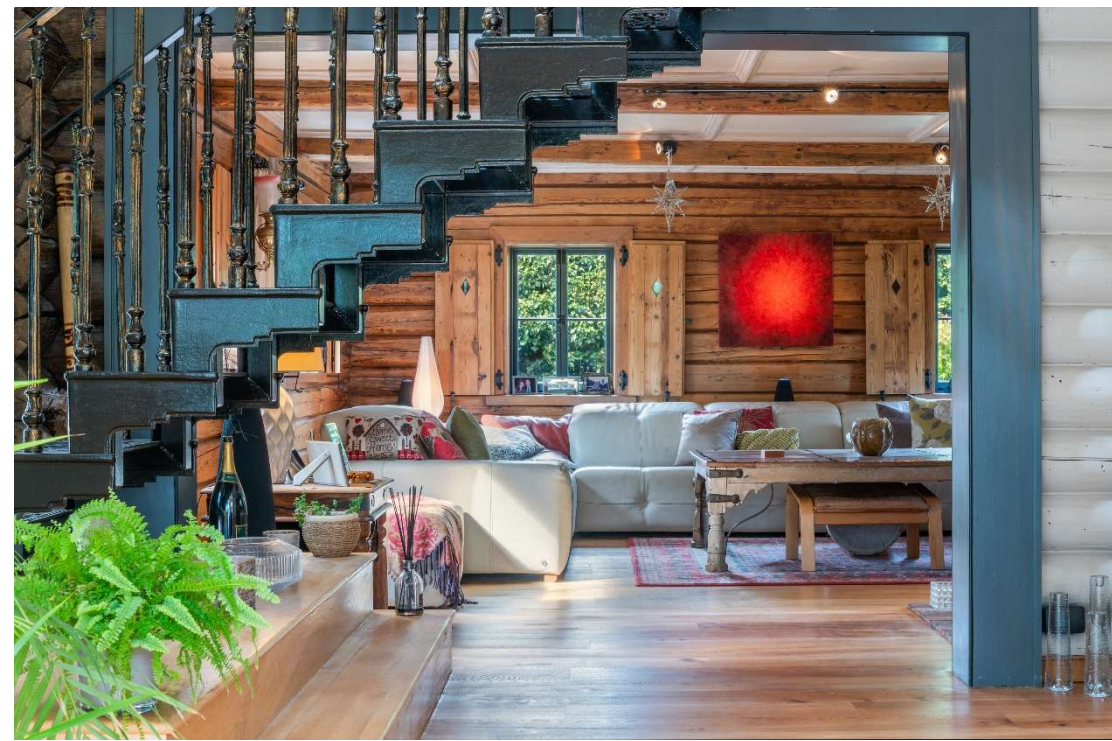
Upstairs, the master suite features vaulted ceilings, exposed beams, and ensuite, alongside additional bedrooms and a family bathroom with copper bath. The half-acre garden offers a pergola with pizza oven, hot tub, patio, lawns, mature trees, and a 110ft stream flowing to a pond with secluded seating. Evening LED lighting highlights the trees and patio, creating a magical atmosphere. Modern comforts include a Lutron mood-sensitive lighting system, air conditioning in the master bedroom, extensive DS Cam security, and cabling for a high-end home automation system controlling lighting, heating, TV, audio, and gates.





Although the property enjoys rural seclusion and tranquillity, this location is particularly well connected being within a few minutes' drive of the M23/M25 intersection, bringing both Gatwick and Heathrow airports and the coastal ports within easy reach. Just under 3 miles away, Coulsdon South Station has fast rail services into the city - London Bridge and Victoria in around 25 minutes and the Gatwick express service from nearby Merstham. Reigate, Coulsdon and Banstead Village are nearby giving a diverse choice of local shopping and the area has a choice of excellent schooling such as Whitgift, Epsom College, Royal Alexandra and Albert, Reigate Grammar, Dunnotar and Caterham School and The Hawthorns School.

This part of Surrey is also well served for venues for sports, leisure and cultural pursuits such as theatre and/or cinema at Epsom, Reigate and Dorking, many gastro pubs and restaurants, several gyms and sports clubs and championship golf at Kingswood, Walton Heath and Epsom RAC as well as Chipstead's own golf club. There are also local cricket, rugby and football clubs and this location, amidst abundant open countryside, is perfect for the equestrian and other outdoor pursuits including walks and cycling. Meanwhile, Chipstead retains an unspoilt village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete.



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: H
FFTC
All mains services
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA 2,800 SQ FT / 260.13 SQ M

High Road

Approximate Gross Internal Floor Area = 260.13 sq m / 2800 sq ft
(Including Restricted Height Area & Excluding Outbuilding & Void)
Approximate Gross Internal Floor Area Of Garage = 28.06 sq m / 302 sq ft
Approximate Gross Internal Floor Area Of Restricted Height = 9.10 sq m / 98 sq ft
Approximate Gross Internal Floor Area Of Outbuilding = 11.43 sq m / 123 sq ft





The many features of this fine home include:

- Exceptional cottage centred around an original Russian log cabin imported in 1869
- Four bedrooms, including one currently arranged as a dressing room
- Three beautifully appointed bath/shower rooms
- Elegant Shaker-style kitchen/family room with utility and larder
- Characterful lounge within the log cabin plus formal dining area
- Barn-style open double garage, car port, and versatile outbuilding (used as a gym)
- Landscaped gardens with hot tub, pizza oven, gazebo, BBQ, and outdoor kitchen
- Lutron mood lighting, home automation infrastructure, and air conditioning
- Sweeping driveway with space for 5–6 vehicles plus 3 covered bays
- Peaceful private track with direct access to public footpaths, perfect for walking

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.

