



In this desirable village location, an exceptional new house, just completed

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Mulberry House
How Lane
Chipstead
CR5 3LT

London 16 miles
Banstead Village 3 miles Reigate 6 miles Coulsdon 1.5 miles
London by rail 21 minutes from Coulsdon South (1.7 miles away)
or 45 minutes from Chipstead (a 10-minute walk).
M25 / M23 intersection 3 miles
All times and distances are approximate

Combining beautiful traditional styling with the latest in luxury trends, this outstanding new house has a broad frontage to a leafy village lane.

Perfectly balanced family accommodation with a large double garage, plenty of gated parking space and landscaped gardens, this house is ready for occupation.

Guide Price £1,450,000

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

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- Reception Hall ■ Cloakroom ■ Sitting – Dining Room ■ Study
- Open plan Kitchen – Breakfast – Family Room ■ Utility Room
- 4 Bedrooms and 3 Bath / Shower Rooms including the Principal and Second Suites
- Double Garage ■ Frontage of some 140'
- Gardens mainly to three sides
- In all, around 0.35 Acre



It is rare to find an individually designed new detached house in this unspoiled rural village, let alone one built to such a high specification and completed without compromise. This is Mulberry House.

The house has an impressive, elevated setting with a 140' frontage to the lane. There's a broad, automated entry gate leading to a generous driveway which provides ample parking and the large double garage provides secure storage for bikes and garden equipment and includes an EV fast charger. The gardens encompass the house, laid to lawn with established borders.

The interior greets you into a hall with a spacious and light ambiance and where the elegant oak staircase leads to a galleried landing. The house has a perfect balance of living spaces, bedrooms and bathrooms. There are two sets of bi-fold doors and a pair of double doors leading to the full width stone-paved terrace, creating spaces that are ideal for those who like to host, or just to enjoy the tranquillity.

Whether it is the underfloor heating, pastel Shaker kitchen with high-end appliances, sophisticated Cat 5 media cabling or the luxury bathrooms, this unique property has so much to discover. Contact the sole agents Richard Saunders of Banstead to arrange your viewing.



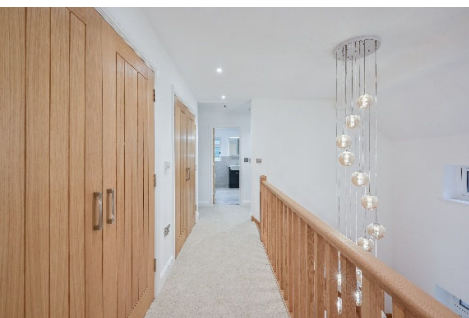


In this desirable village setting, the property is located on this leafy winding lane close to Chipstead Golf Club.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is an 10-minute walk and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

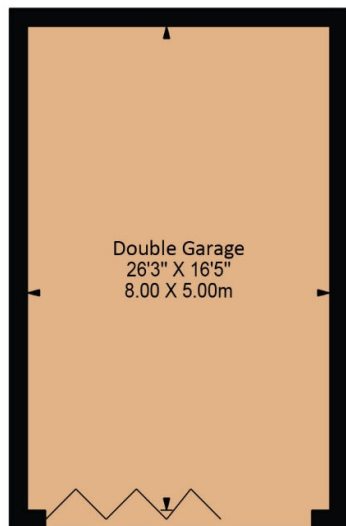
Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area.

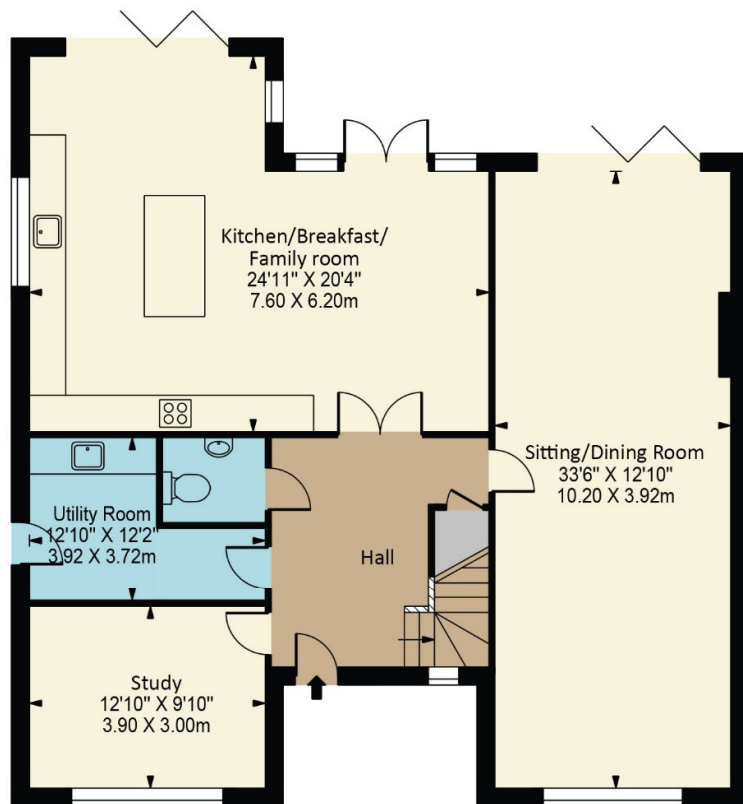


TOTAL FLOOR AREA

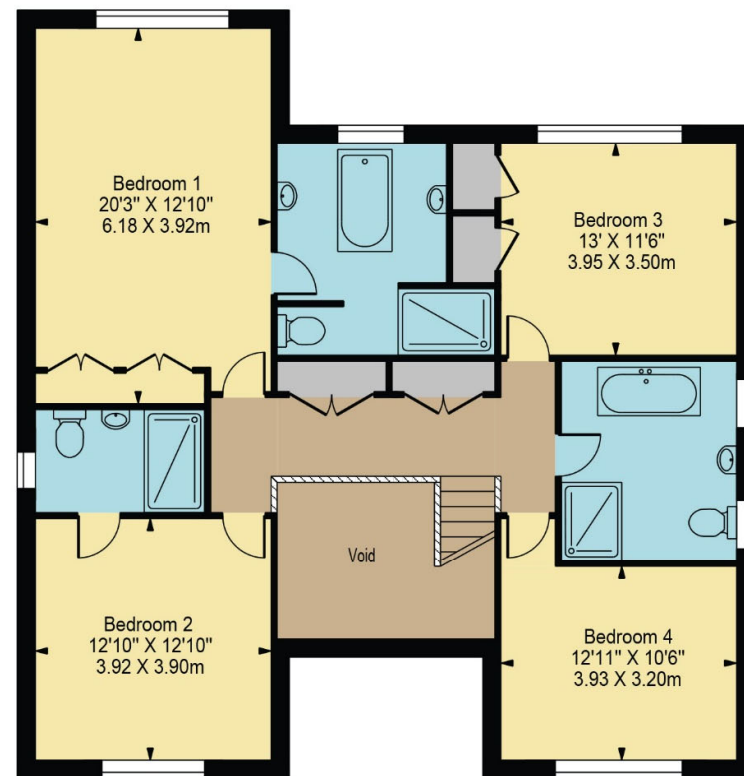
2,877 square feet
267.2 square metres



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: G
Broadband: To be confirmed
All mains services
To the best of our knowledge

The many features of this fine home include:

- Just completed to an exceptional specification
- Open plan kitchen-family room with bi-fold doors
- Bespoke fitted kitchen with quartz-granite surfaces
- Integrated appliances including Fisher & Paykel
- Underfloor heating to the ground floor
- Luxury bathrooms with underfloor heating
- Sophisticated Cat 5 cabling for media networking
- Oak staircase, balustrade and interior doors
- Large double garage with storage and EV charger
- Extensive driveway with automated entry gate
- Landscaped gardens, in all over one third of an acre
- 10-year insurance-backed build warranty by Advantage
- Immaculately presented and ready for occupation
- Quiet and desirable village location near the golf club

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.

