



FINE & COUNTRY
Kingswood

Hedgeside
Walpole Avenue, Chipstead, Surrey CR5 3PP

Property at a glance

- Luxurious Family Home Built In 2019
- Seven Bedrooms & Seven Luxurious Bath/Shower Rooms
- Leisure Complex - Hydrotherapy Pool With Under Water Lighting & UV Filtration
- Steam Room, Cinema Room & Games Room
- Open-Plan Kitchen/Family/Sitting Room
- Further Reception Room
- Utility & Cloakroom
- Sunken Fire Pit With A TV Seating Area
- Landscaped Rear Garden With Covered Terrace
- Double Garage & Driveway

Setting

Location: Coulsdon South mainline and Chipstead stations are within 1.5 miles providing routes to London Bridge, Victoria, Gatwick and the south coast. Trains from Coulsdon South to London Bridge take approximately 20 minutes. Chipstead is surrounded by open countryside ideal for walking and equestrian pursuits providing good riding and exceptional hacking.

In terms of road communications the nearby A23 leads to the M25 (junction 7) and into London whilst, for the frequent traveller, Gatwick Airport is approximately 14 miles to the south. Locally there is a good choice of state and independent schools and the village is a vibrant location with a drama club and active sports clubs, including rugby, golf, tennis and football. The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes and restaurants, including Waitrose and Marks & Spencer.

£2,950,000 Freehold

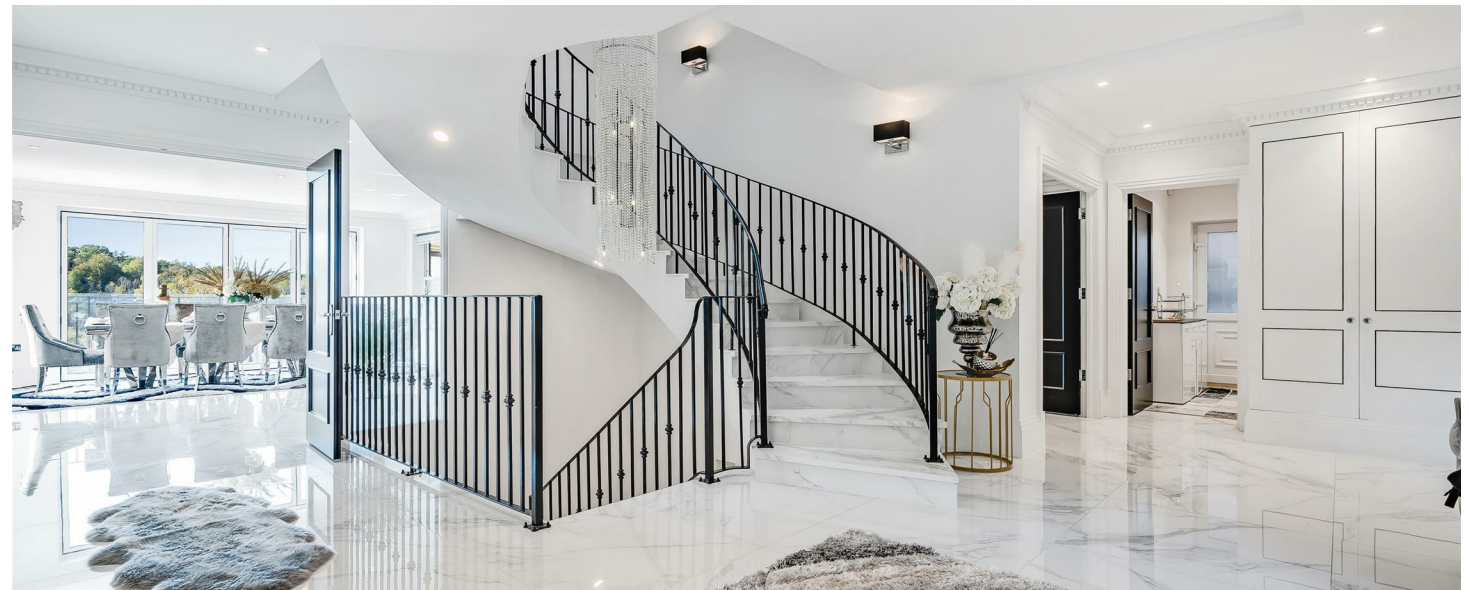
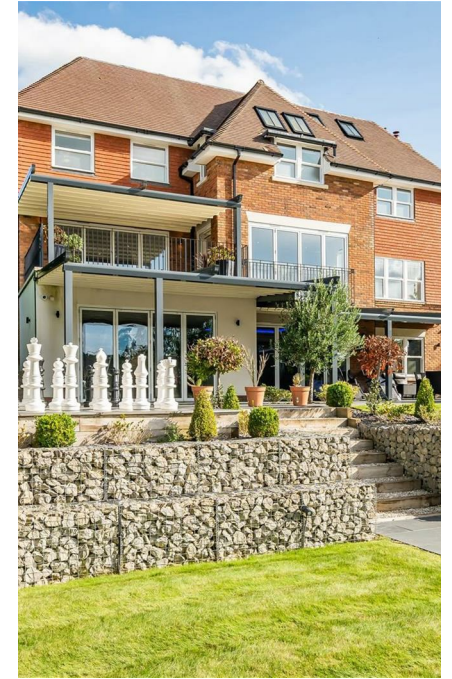
Hedgeside

Situated on Walpole Avenue, Hedgeside is a luxurious family home built in 2019 with seven bedrooms & seven bathrooms. The property offers a superb, elevated setting with far reaching views towards Banstead Woods. Features include underfloor heating, Control 4 automation, marble flooring and a superb lower floor leisure complex.

Hedgeside is approached by a sweeping drive leading to a porticoed entrance and an attached double garage. A welcoming reception hall offers marble flooring and a cantilevered staircase to all floors. Reception areas to the rear are both formal and open plan, allowing maximum use of their space whilst also taking advantage of the fabulous views across the valley. A front facing family room offers privacy whilst the open plan kitchen was specially commissioned and includes access to a roof terrace, granite work surfaces and a generous island unit – there are also integrated appliances from Miele, a large Fisher & Paykel fridge/freezer, Quooker hot taps, a coffee machine and a built in wine/champagne cooler.

Six/seven bedrooms are laid out over the upper floors, five of which have en-suite facilities with sanitary ware by Villeroy and Boch. The principal suite has a fitted dressing room and a feature bathroom whilst elsewhere the guest suite and two further bedrooms come with fitted wardrobes. The second floor offers three further bedrooms, an en-suite bathroom and a separate family bathroom.

At garden level there are bi-folding doors from the leisure suite opening to the rear garden and terrace. The suite comprises of a hydrotherapy pool with under water lighting and UV filtration, a steam room, a gymnasium and a cinema room with full Control 4 automation. The garden is a great space for entertaining with a large sun terrace across the rear, a sunken fire pit with a TV seating area, exterior lighting, lawned areas and an over sized chess board! Steps lead down to a formal lawn as well as steps running down both sides of the house.



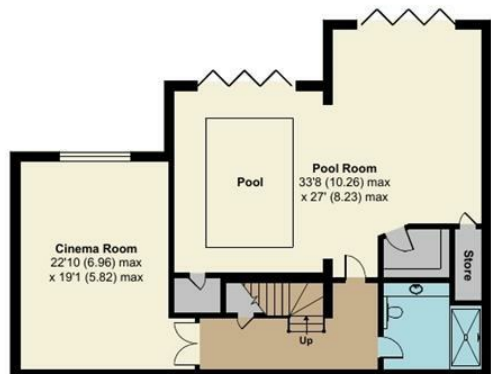
Hedgeside, Walpole Avenue, Chipstead, CR5

Approximate Area = 7183 sq ft / 667.3 sq m (includes garage)

Limited Use Area(s) = 262 sq ft / 24.3 sq m

Total = 7445 sq ft / 691.6 sq m

For identification only - Not to scale



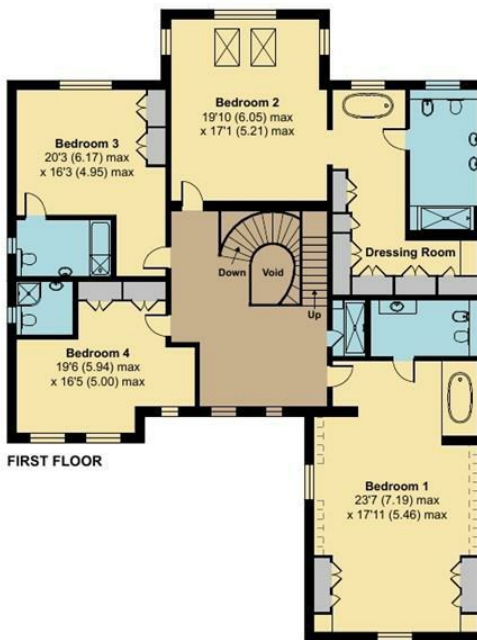
LOWER GROUND FLOOR



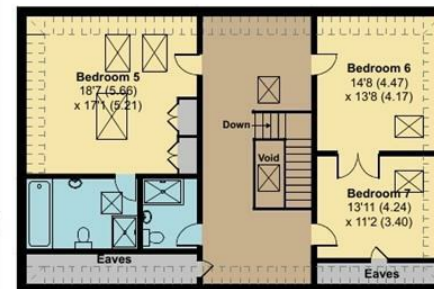
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



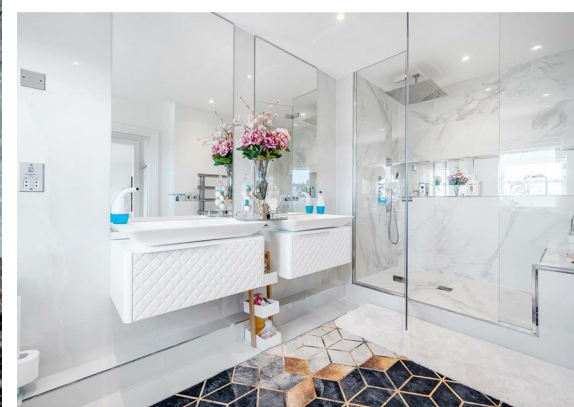
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Fine & Country. REF: 1040239

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | 86 | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |



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