



**FINE & COUNTRY**  
Kingswood

*How Hatch*  
How Lane, Chipstead, CR5 3LN

## Property at a glance

- Fabulous Character Family Home
- Six Double Bedrooms
- Triple Aspect Sitting Room
- Formal Dining Room & Separate Snug
- Conservatory
- L-Shaped Kitchen/Breakfast Room
- Two Bathrooms & Two Separate Cloakrooms
- Spacious 2nd Floor Loft Area
- Westerly Facing Grounds Circa 0.35 Acre
- Chain Free

## Setting

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.

**£1,695,000 Freehold**

# How Hatch

Backing onto Chipstead Golf Course, How Hatch is a spacious period home requiring modernisation throughout. The property is available for the first time in over 65 years and is offered with no onward chain and 0.35 acres of westerly facing grounds. This striking period property comes with six double bedrooms and offers huge potential, it has been well cared for over the years and offers period features such as high ceilings, bay windows and solid wood / tiled flooring.

How Hatch is approached by a carriage driveway with a stepped front entrance and access into the hall. There are four reception rooms on the ground floor, each very different to the other with three offering views of the grounds. The sitting room is a grand space, impressive in terms of both space and light. A bay window sits to the front with further windows to the rear overlooking the garden. As well as high ceilings the sitting room also offers wood flooring and a feature fireplace with doors leading through to a side conservatory. The dining room is another generous space with a bay window to the front and a feature fireplace. A family room/snug is set back from the rest with views across the garden. The kitchen and breakfast room are also situated to the rear but accessed through another door - there is also a larder, cloakroom and a modest cellar all accessed from the entrance hall.

A solid staircase provides access to the first floor where there are six double bedrooms, two bathrooms and a separate w.c. Another staircase provides access to a boarded loft area with storage space and rooms to the front and rear, both with windows.

Outside the grounds are mostly laid to lawn with a sun terrace to the rear of the property, gated entry onto Chipstead Golf Course and a carriage driveway to the front. An integral tandem length garage sits to one side with access to the rear. The property is well placed for countryside walks, access to Chipstead railway station and local amenities.



# How Lane, Chipstead, CR5

Approximate Area = 4635 sq ft / 430.5 sq m (includes garage)

Limited Use Area(s) = 344 sq ft / 31.9 sq m

Total = 4979 sq ft / 462.5 sq m

For identification only - Not to scale

Denotes restricted head height

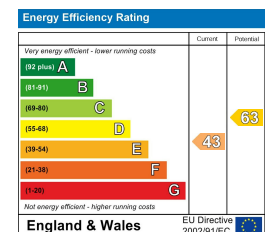


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1080737

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.





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