



**FINE & COUNTRY**  
Kingswood

*Rumbow Cottage*  
How Lane, Chipstead, Surrey CR5 3LP

## Property at a glance

- Attractive Five Bedroom Period Property
- Fabulous Views Over Chipstead Golf Course
- Abundance Of Original Period Features
- Sash Windows, High Ceilings, Quarry Tiles & Log Burning Fires
- Three Reception Rooms
- Open-Plan Kitchen/Breakfast Room, Separate Utility Room & Laundry Room
- Two Modern Bath/Shower Room & Ground Floor Shower Room
- Study Area & Large Loft
- Landscaped Gardens
- Detached Double Garage & Driveway For Several Cars

## 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.

**£1,750,000 Freehold**

# Rumbow Cottage

Available for the first time in over 40 years is this attractive Edwardian home situated on How Lane in Chipstead, backing directly onto Chipstead golf course. The property offers beautiful views as well as the period detailing expected from a house of this age. The current owners have enjoyed the last 43 years at Rumbow Cottage and have looked after the house impeccably. The time has now come to downsize, allowing another growing family to enjoy this fabulous home.

Rumbow Cottage offers a host of period features including high ceilings, sash windows, beautiful quarry tiled floors, picture rails, tongue and groove panelling and a lovely oak staircase. In recent years, log burners have been added to the majority of the ground floor rooms whilst bathrooms have been updated throughout. The accommodation to the ground floor comprises of a generous front to back sitting room with doors to a conservatory offering views over the gardens, a front facing dining room which the owners currently use as a playroom/family room and a splendid open-plan kitchen/breakfast room. The kitchen sits to the rear and offers generous amounts of fitted units as well as a range of integrated appliances, a central island and plenty of space for a dining table and chairs. Also to the ground floor is a modern shower room, a utility room and laundry room.

There are four bedrooms on the first floor. The master bedroom comes with a range of fitted wardrobes and a luxury en-suite shower room whilst three further bedrooms all come with fitted wardrobes. There is also a modern family bathroom and a separate cloakroom. The fifth bedroom is situated on the second floor with built-in wardrobes, a study area and access through to the large loft space measuring 22'2 x 18'7.

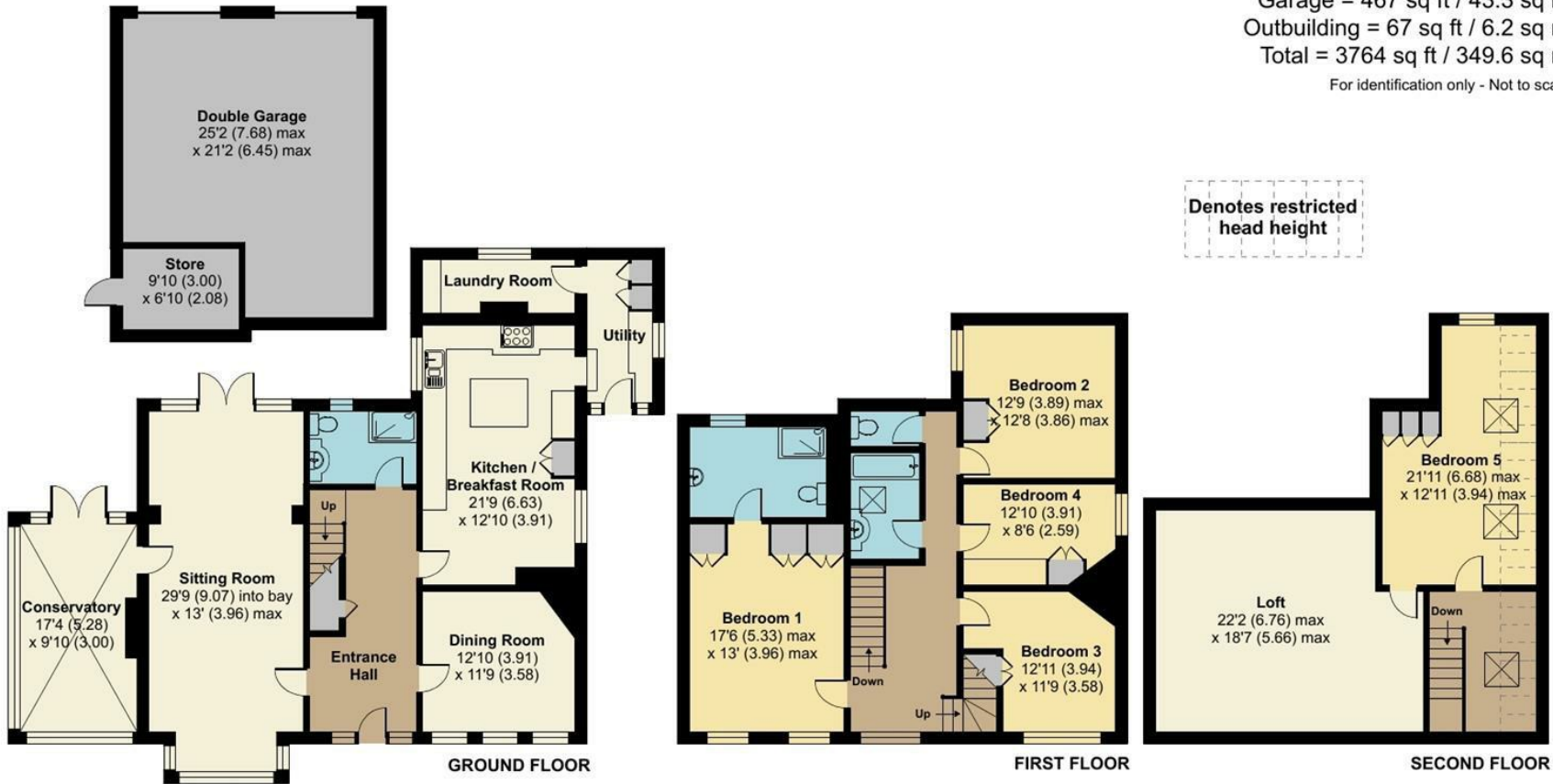
Outside, the gardens wrap around the property with a level formal lawn and sun terrace to one side and a large courtyard garden between the house and the detached double garage. There is also a storage unit to the rear of garage.



# How Lane, Chipstead, CR5

Approximate Area = 3128 sq ft / 290.5 sq m  
 Limited Use Area(s) = 102 sq ft / 9.4 sq m  
 Garage = 467 sq ft / 43.3 sq m  
 Outbuilding = 67 sq ft / 6.2 sq m  
 Total = 3764 sq ft / 349.6 sq m

For identification only - Not to scale

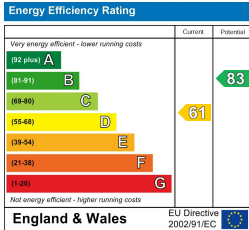


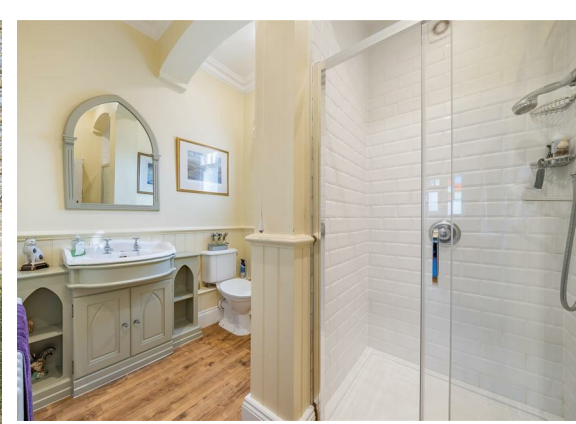
**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Fine & Country. REF: 1091764

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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