



**FINE & COUNTRY**  
Kingswood

*31 Water Mead*  
Chipstead, Surrey CR5 3NT



## Property at a glance

- Five Bedroom Family Home Circa 3000 Sq Ft
- Open-Plan Kitchen/Dining Room & Conservatory
- Sitting Room & Study
- Four Modern Bath/Shower Rooms
- Utility Room & Ground Floor Cloakroom
- Bedroom 3 Offers Potential To Convert
- Balcony To First Floor Landing
- South East Facing Rear Garden With Wooden Decked Sun Terrace
- Integral Double Garage
- Walking Distance To Chipstead Village & Railway Station

## Setting

This wonderful family home is within walking distance of Chipstead village and railway station 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.

**£1,150,000 Freehold**

# 31 Water Mead

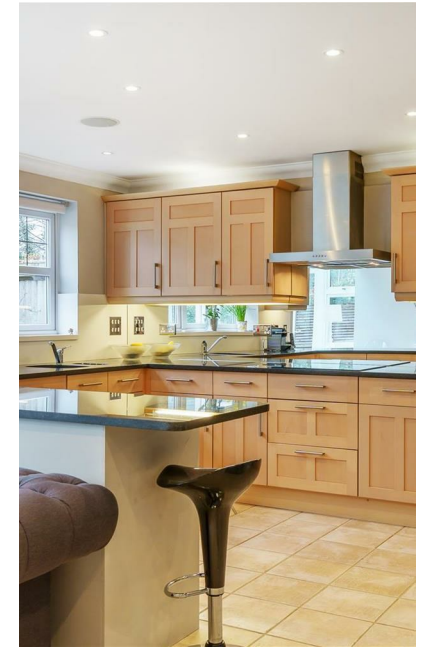
Located within walking distance of Chipstead railway station and local shops is this beautifully presented five bedroom detached family home. The accommodation is laid out across 3 floors, measuring just under 3000 sq ft with potential to convert the top floor into two rooms.

Internally the ground floor offers great entertaining and living space. As you enter the house you are met by a welcoming entrance hall with a cloakroom and wood flooring which flows through to the double aspect sitting room with patio doors onto the rear garden. Elsewhere there is a study, a fantastic open-plan kitchen/dining room and a conservatory to the rear overlooking the rear garden. The kitchen is fitted with an extensive range of integrated appliances, granite work tops, a breakfast bar and tiled flooring. The utility room is situated off the kitchen with access outside.

There are four bedrooms on the first floor including a master bedroom suite with fitted wardrobes, a walk in wardrobe and an en-suite bath/shower room. Bedroom two comes with fitted wardrobes and a modern en-suite shower room, bedroom three comes with a juliet balcony and fitted wardrobes whilst also sharing a Jack and Jill shower room with the fourth bedroom. There is also a balcony off the first floor landing.

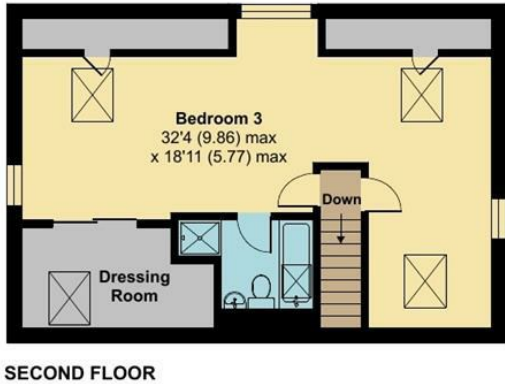
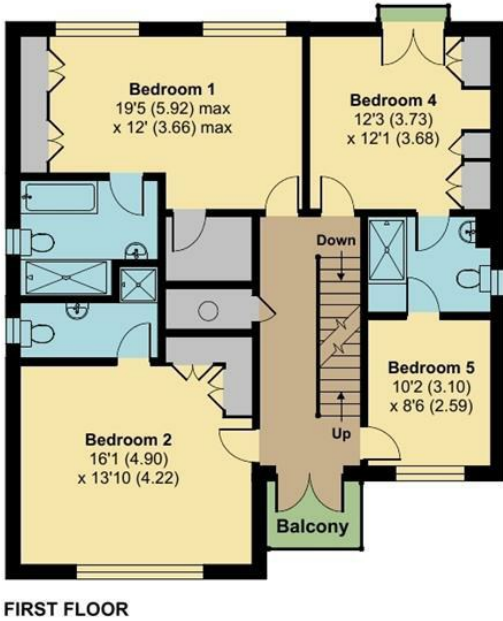
The second floor offers a spacious fifth bedroom measuring 32'4 x 18'11, an en-suite bathroom and mirrored sliding doors into a generous dressing room. The room is currently utilised as one open plan living space but could be converted into two enclosed bedrooms should someone prefer. There is plenty of storage to the eaves and access to the loft space.

The south east facing rear garden is level with a large wooden decked sun terrace and lawned area. To the front is a drive way with parking for numerous cars and access to an integral double garage with a door into the hall. An internal viewing is highly recommend to appreciate the size of the accommodation this lovely property has to offer.



# Water Mead, Chipstead, CR5

Approximate Area 2683 sq ft / 249.3 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Total = 2958 sq ft / 274.8 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). © n/checom 2024. Produced for Fine & Country. REF: 1101831

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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