



FINE & COUNTRY
Kingswood

Gate House
How Lane, Chipstead, Surrey CR5 3LL

Property at a glance

- Secluded Half Acre Level Plot With Views Over Neale's Field & Chipstead Golf Course
- Five Bedroom Family Home
- Three Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Study & Cloakroom
- Two Bath/Shower Rooms
- Generous Storage
- Potential To Extend S.T.P.P
- South East Facing Rear Garden
- Attached Double Garage & Driveway

Setting

There is a 10 minute walk to Chipstead station, for direct services to London Bridge. Coulsdon South mainline station is 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.

£1,450,000 Freehold

Gate House

Situated within a conservation area in Chipstead Village is this attractive five bedroom family home. Gate House is located on a secluded plot measuring 0.5 of an acre and backs onto a protected 24 acre field known locally as Neale's field. Neale's field is owned privately by Chipstead Village Preservation Society who currently own approximately 50 acres of land. CVPS strive to protect the environment and to give access to recreational areas for residents to walk and enjoy the countryside.

Gate House has been extended over the years and now consists of an entrance hall leading through to a triple aspect sitting room with a fabulous exposed brick fireplace and patio doors to the rear garden. A formal dining room leads through to an inner lobby offering a generous amount of storage cupboards and the cloakroom. The inner lobby provides access to a study with a delightful window seat set into a large bay with garden views to the front. There is also an extended and open-plan L-shaped kitchen/breakfast room with fitted units, integrated appliances and tiled flooring throughout. On top of this there is a spacious family room with views over the rear garden as well as covered access to an attached double garage.

On the first floor is a triple aspect master bedroom, bedroom two comes with a lovely bay window whilst bedrooms three, four and five come with fitted wardrobes. There is also a separate family bathroom and a separate family shower room. There is a large loft area offering potential to extend subject to the necessary planning consent.

Outside, the property is surrounded by well tended gardens. The south east facing rear garden is level with a sun terrace and mature flowerbeds. There is a summer house to the end which would make a great place for a garden cabin with views over Neale's field. To the front is a large driveway with access to a double garage with an internal door leading through to the house. An internal viewing is highly recommended.



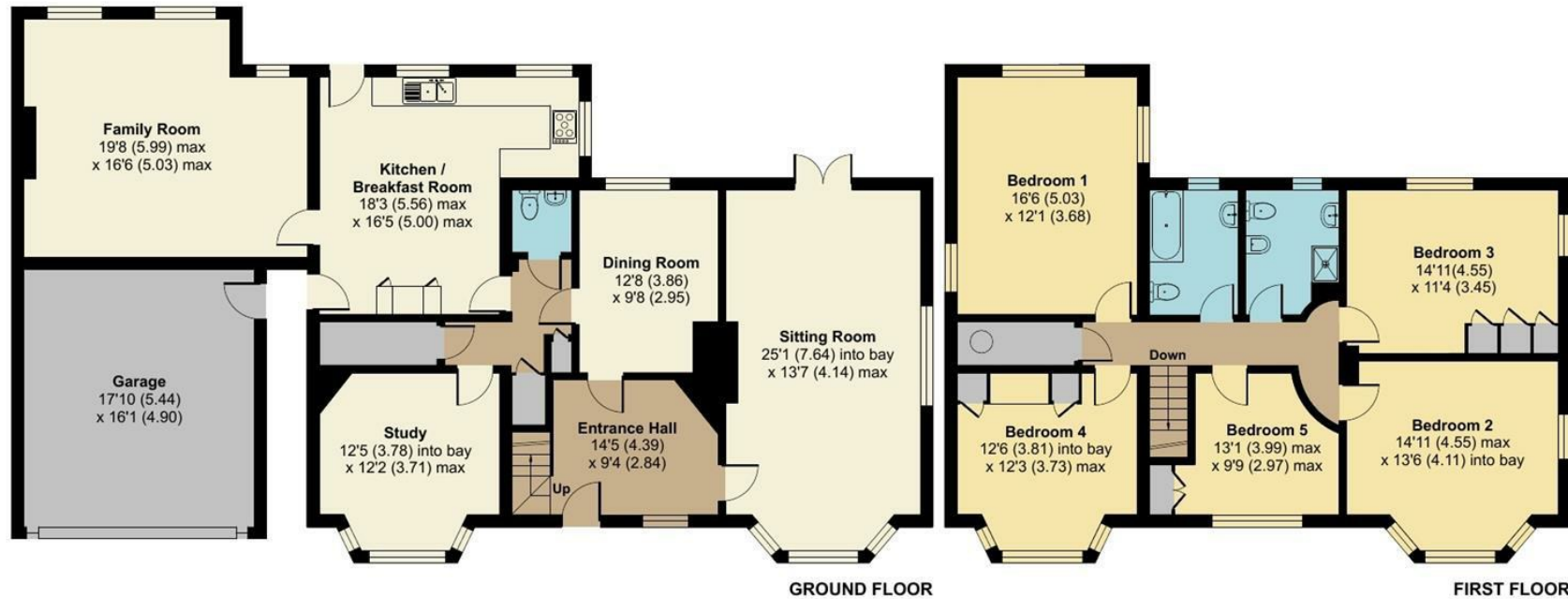
How Lane, Chipstead, CR5

Approximate Area = 2189 sq ft / 203.4 sq m

Garages = 588 sq ft / 54.6 sq m

Total = 2777 sq ft / 258 sq m

For identification only - Not to scale

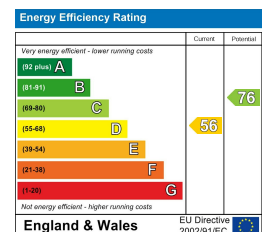


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Fine & Country. REF: 1102015

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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