



FINE & COUNTRY
Kingswood

Shabden Park

Chipstead, Surrey, CR5 3SF

Shabden Park

Description

Shabden Park is an immaculate family home, bursting with character at every turn which incorporates a fresh, contemporary interior with uniquely traditional features. Shabden Park was originally constructed in 1740, set within parkland grounds and extensively re-modelled around 1871. Once owned by Lord Marshall, the Mayor of London at the end of World War I (circa 1918), he often invited guests to hunt and shoot on the estate including King George V and his sons, the Prince of Wales (the future Edward VIII) and the Duke of York (the future George VI).

The property has been very much loved by the current owners who have lived here for the past two decades. They have meticulously cared for each part of this unique family home, the accommodation thoughtfully designed and sometimes re-designed to allow for a change of lifestyle.



Features Include

- Original galleried stairs and ornate ceiling
- French oak wood flooring
- Lassco cast iron radiators with solid, handmade brass valves
- New kitchen
- Double glazed sash windows
- Lutron lighting
- High ceilings and ornate cornices
- Stone fireplace flanked by wood panelling
- Drawing room with large picture windows allowing plenty of light to fill the room
- Family room with high ceilings and a central fireplace
- Dining Hall with views upwards to the ornately decorated ceiling
- Master bedroom with en suite WC and en suite wet room
- Three further bedrooms
- Mezzanine Study
- Gym
- Two further bathrooms
- Extensive cellarage offering further potential
- Extensive Grounds
- Approximately 2 acres of private garden
- Double garage & car ports
- Gated entrance

Garden & Exterior

A particular feature of the property are the beautifully maintained south westerly facing gardens and grounds. Shabden Park is approached via electric wooden gates to a sweeping driveway, which leads to a gravelled area providing ample parking, three car ports and a double garage. The rear gardens are mainly laid to lawn with an entertaining terrace and stone balustrading, manicured yew and laurel hedges, a pretty pond with water feature and an array of well established shrubs and trees providing privacy and seclusion. Within the gardens and grounds there are exterior floodlights and garden floor lights.

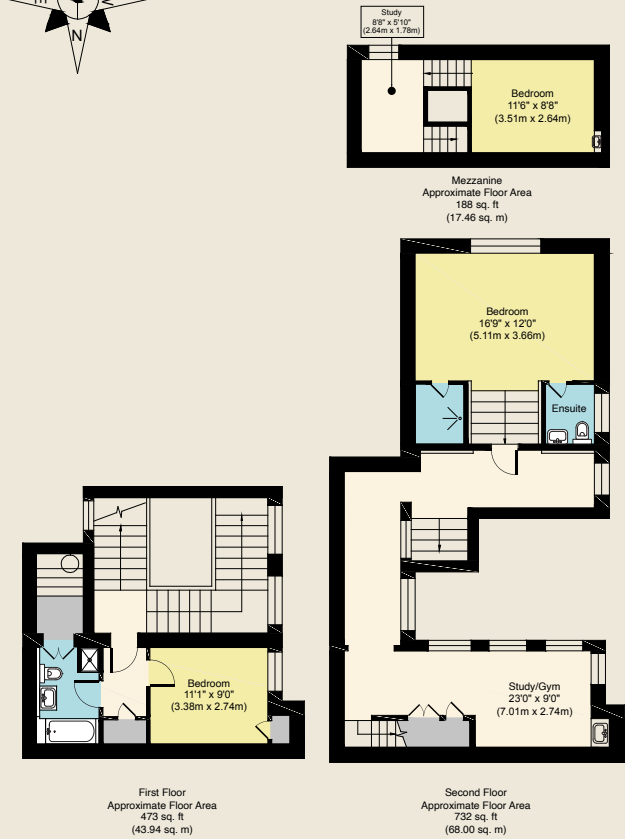
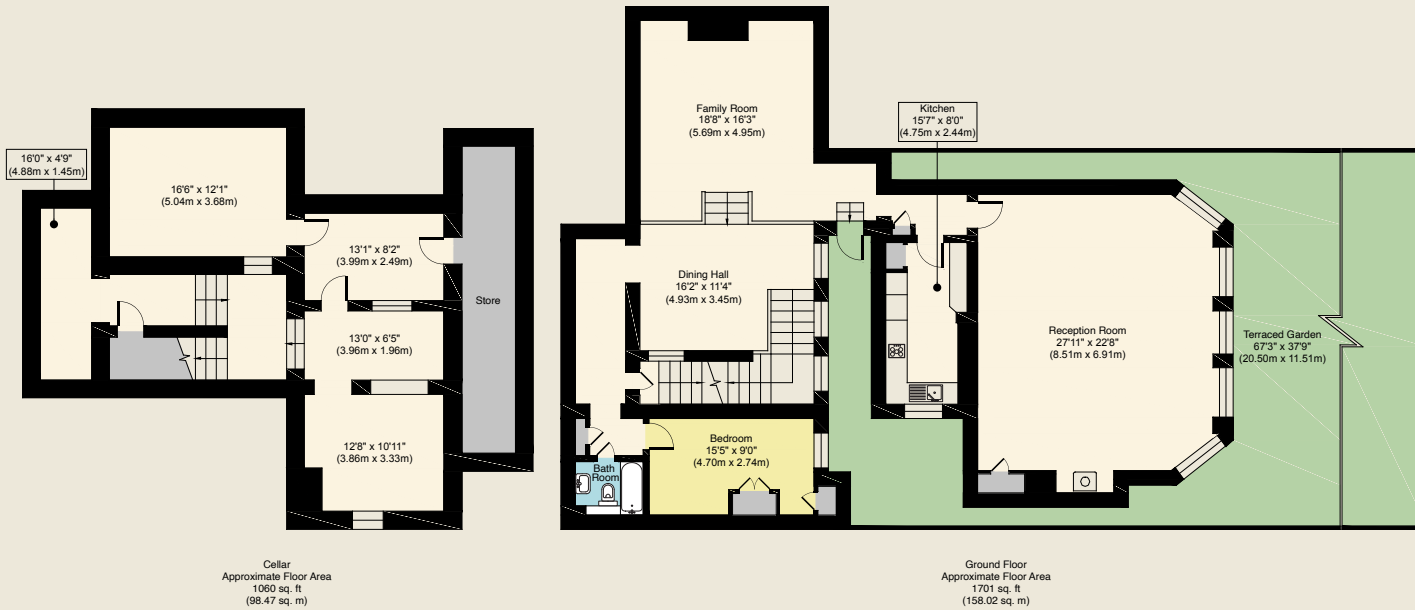
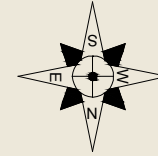
Setting

Chipstead is a rural jewel, yet located within the M25! A historic village, lying on the edge of The North Downs Way, c.15 miles from Central London and perfectly situated for access to the M25 & M23 / Gatwick Airport (Gatwick c.25 mins drive). Chipstead Station offers direct train services to London Bridge and Victoria (c.50 mins). Whilst being a commuter's dream, Chipstead is tranquil & friendly with beautiful green/rural surroundings. Locally there is an excellent choice of Independent schools and Outstanding/Good Ofsted rated state schools and numerous sports clubs (Chipstead Rugby, Cricket & Football Clubs), a tennis club, bowls, theatre and the renowned Chipstead Golf Club.

There are also several stables nearby and famous scenic walks (area of Outstanding Natural Beauty). Two gastro pubs are within walking distance: The White Hart & The Ramblers Rest. Chipstead's parade of shops leading to the station includes, a post office, convenience store, butchers, wine merchant, dry cleaners, Indian restaurant and beauty salon. Banstead is a brief drive with a High Street of Shops, including Waitrose, M&S, Boots, various banks and a number of excellent restaurants. Kingswood & Epsom are c. 2.5 miles away.







Further Gardens
 Paddock Garden: 272'4" x 163' (83.00m x 49.70m)
 Long Garden: 310'8" x 157'6" (94.70m x 48.00m)

Approx. Gross Internal Floor Area
 4154 SQ. FT / 385.89 SQ. M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

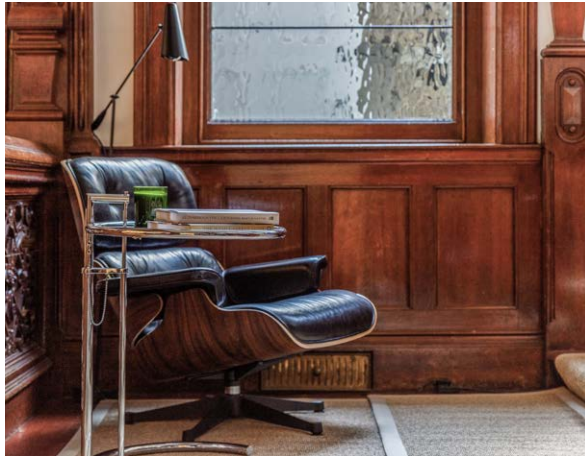
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.

Property at a glance

- II Grade II Listed Period Wing
- II In All Approximately 2 Acres
- II Four Bedrooms / Three Bathrooms
- II Original Galleried Stairs / Ornate Ceiling
- II Beautifully Maintained Grounds
- II Well Presented Throughout
- II Stunning Period Detailing
- II Contemporary Additions & Design
- II Extensive Cellar Offering Further Potential
- II French Oak Flooring
& Double Glazed Sash Windows
- II Lasso Cast Iron Radiators & Lutron Lighting
- II Double Garage & Carports
- II Communal & Private Grounds







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