



FINE & COUNTRY
Kingswood

Hérons Croft
How Lane, Chipstead, Surrey CR5 3LT

Property at a glance

- Period Property Built In 1914
- Family Home With 3169 Sq Ft of Accommodation
- Six Double Bedroom Family Home
- Hand Made Solid Wood Kitchen/Breakfast Room With Granite Work Surfaces
- Study With Fitted Furniture
- Utility & Cloakroom
- Beautiful 0.65 Acre Plot
- Fabulous Well Maintained Gardens
- Large Driveway With Parking For Several Cars
- Detached Double Garage & Workshop

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

Herons Croft

Herons Croft is a striking period home, discreetly situated in a semi-rural location in Chipstead, surrounded by picturesque grounds measuring 0.65 acres, superbly presented throughout. This beautifully appointed family home offers five/six bedrooms and sits effortlessly within its surroundings, offering spacious accommodation measuring 3169 sq ft, laid out over three floors.

Herons Croft has a lovely warm and charming feel, with an abundance of period features. To the ground floor is a beautiful sitting room, a formal dining room both with large bay windows overlooking the gardens. A delightful family room with patio doors to a large sun terrace, the perfect spot to enjoy the afternoon/evening sun. In addition, there is a wonderful open plan kitchen/breakfast room with handmade units, granite worktops, a range of integrated appliances with patio doors to the rear garden, a utility room and cloakroom. Step outside the utility room and into a covered area which leads to the store room and double garage.

On the first floor the quality continues, paired with outstanding views to the rear. There are four double bedrooms on the first floor, the principle bedroom has a range of fitted wardrobes which also conceal the large ensuite bathroom with separate shower. There is also a modern bath/shower room servicing the three bedrooms. To the top floor, the landing has storage to one wall and access to a double bedroom with original fireplace leading to a second room currently used as a hobby room and separate bathroom room.

The stunning gardens wrap around three sides, with sun terraces, a vegetable garden and beautifully manicured hedges and formal lawns. To the front is a large driveway with access to the double garage. The property has been lovingly improved by the current owners over the last 43 years with fine attention to detail and the overall feel is of quality and comfort

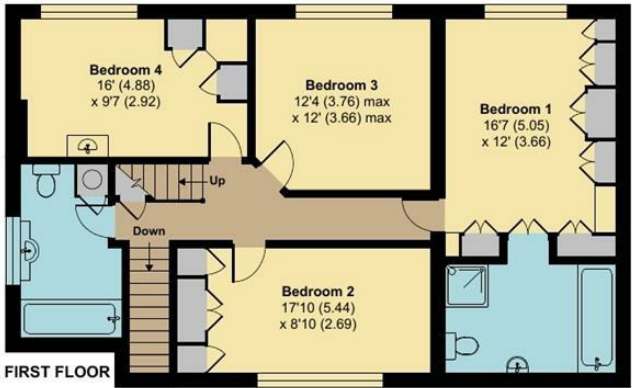


How Lane, Chipstead, Coulsdon, CR5

Approximate Area = 2786 sq ft / 258.8 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 328 sq ft / 30.4 sq m
Total = 3169 sq ft / 294.4 sq m
For identification only - Not to scale



Denotes restricted head height



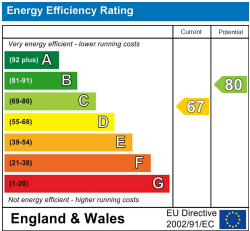
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Fine & Country. REF: 1209223

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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