



**FINE & COUNTRY**  
Kingswood

*Mountford*  
Outwood Lane, Chipstead, Surrey CR5 3NE

## Property at a glance

- Attractive 1930's Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With A Range Of Integrated Appliances
- Ground Floor Cloakroom
- American Walnut Flooring Laid To Both Ground & First Floor
- Stunning Views Across To Banstead Woods
- Single Garage & Off Street Parking For Several Cars
- Mature Rear Gardens and Terraces
- Walking Distance To Chipstead Main Line Station & Local Shops

## Setting

Chipstead is an attractive, historic village lying on the top of the North Downs, just south of London and is perfectly situated for easy access to the M25, Central London and Gatwick Airport. Chipstead Station is within walking distance and offers direct train services to London Bridge and Victoria. Whilst being a commuter's dream, Chipstead is tranquil and friendly with beautiful surroundings to explore. There are several sports clubs, a tennis club, bowls and Chipstead Golf Club's 18 hole course. Well-regarded state and independent schools also serve the area. These include the Chipstead Valley school which is ofsted outstanding, Aberdour and Chinthurst to name just a few.

There are also numerous stables nearby and scenic walks through parks and woodlands the moment you step outside your front door. The Ramblers Rest public house, a beautiful 13th century building with a well-earned reputation for delicious food is within walking distance. With a friendly atmosphere and great location, the pub is very popular with those taking a rest from exploring the area and is perfect for relaxing and enjoying the views of Banstead woods. Another focal point of the village is the parade of shops leading to the station with a range of amenities and the local Tesco's which has recently opened and is just a few minutes drive by car.

£925,000 Freehold

# Mountford

This attractive 1930's three double bedroom detached family home, situated in a semi-rural location in Chipstead, with beautiful views overlooking Banstead Woods. The property is superbly presented throughout, and the property offers extension potential (STPP).

An enclosed tiled porch, with a pedestrian door to the garage, leads into the attractive entrance hall, which provides access to the sitting room with a large bay window overlooking the countryside and an attractive and cosy wood burner. The kitchen is accessed from the sitting room offering an extensive range of fitted units and a range of integrated appliances including a range cooker and a door leads to the garden. The living room overlooks the rear garden, with a feature fireplace and french doors to a large sun terrace. An arch from the sitting room leads into the pretty dining room, providing a wonderful ambience. In addition to the ground floor is a modern cloakroom and beautiful American Walnut wood flooring is laid throughout the majority of the property.

A turning staircase with tread lighting leads to the first floor, where the quality of presentation continues, paired with outstanding views to the front and to the rear garden. There are three double bedrooms, a well appointed fully tiled family bathroom with spa bath/shower and plenty of storage cupboards.

The attractive rear gardens are planted with mature shrubs and trees, the large terrace across the width of the property is ideal for Al Fresco entertaining. With steps up to the lawn, there is a further terrace/seating area to the rear of the garden, ideal for catching the last of the sunshine and a greenhouse. To the front of the property, there is a driveway with parking for several cars as well as access to the single garage. The property is within walking distance to Chipstead main line station and local shops.



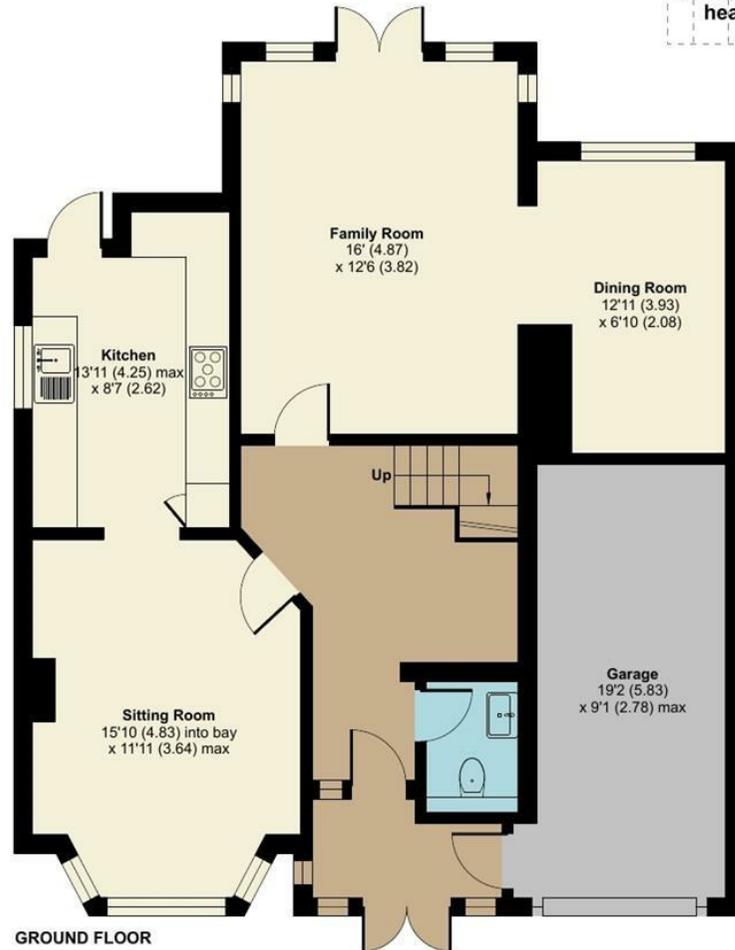
# Mountford, Outwood Lane, Chipstead, Coulsdon, CR5



Approximate Area = 1480 sq ft / 137.4 sq m  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Total = 1661 sq ft / 154.1 sq m

For identification only - Not to scale

Denotes restricted head height

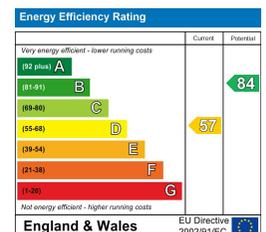


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Fine & Country. REF: 1258509

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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