



FINE & COUNTRY
Kingswood

Brandywine
Hogscross Lane, Chipstead, CR5 3SJ

Property at a glance

- Gated Property Set Within Circa 10 Acre Plot
- Detached Four Bedroom Property
- Period Features Throughout
- Two Well Appointed Ensuites And Family Bathroom
- Hand Made Solid Wood Kitchen/Breakfast Room With Granite Work Surfaces
- Four Reception Rooms
- Utility Room & Cloakroom
- Two Bedroom Annexe, Studio And Outbuildings
- Landscaped Gardens, Fields and Woodlands
- Large Driveway With Parking For Several Cars and Timber Frame Car Barn

Setting

Chipstead is an attractive, historic village lying on the top of the North Downs, just south of London and perfectly situated for access to the M25, the M23, Gatwick Airport, Heathrow Airport, and Central London. Chipstead Station and Coulsdon South are the nearest railway stations with direct train services to London within 30 minutes.

Chipstead retains a rural charm with its picturesque duck pond, local pubs and selection of period cottages and converted farms. An active golf course as well as clubs for cricket, football, rugby, bowls, tennis and even a theatre make this a special community. There is a good choice of state / independent schools locally as well as access to larger towns such as Reigate, Banstead, Epsom or Coulsdon.

£2,500,000 Freehold

Brandywine

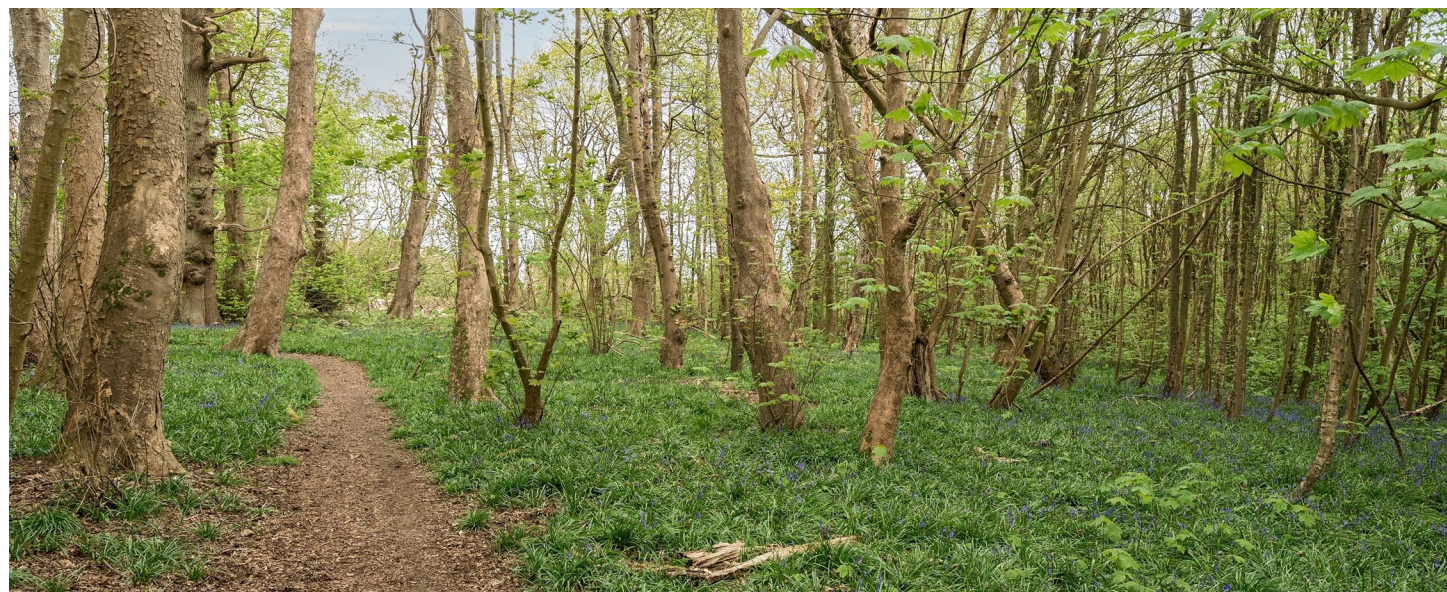
Brandywine is a pretty wisteria clad, detached four-bedroom property, located within a secluded and extremely private setting. The property is entered via electronic gates, passing a duck pond and dove cote and the sweeping driveway splits to the main house and the detached two bay car barn with storage shed. The grounds extend to circa 10 acres including formal gardens, paddocks, and woodland walks, all within its own private vicinity.

Built in 1938, the main house has charming period features and character throughout the property, including beamed ceilings and walls, flagstone floors and luxurious fireplaces. The welcoming tiled reception hall leading through to a cosy dining room with doors onto the veranda and landscaped gardens beyond. The farmhouse style kitchen boasts luxurious fittings and offers both a warm and welcoming feel for all the family. As you continue through the kitchen, you enter a magnificent, vaulted family/TV room and orangery with stunning panoramic windows to the front, offering lovely views of the duck pond and front garden.

To the first floor there are four bedrooms, two ensuite bath/shower rooms plus a family bathroom. Throughout the house, every window offers a delightful view of the surrounding gardens. The paddocks have been used for both horses and Lamas and have a large chicken coup adjacent to stabling. Whilst walking through the woodland walk, you become aware of the beautiful valley in the distance which offers amazing views and tranquillity.

There is a detached two-bedroom annexe offering additional accommodation and is located with a suitable distance from the main residence to offer privacy for guests or a potential business such as an Airbnb.

In addition, there are various storage buildings within the grounds and an extremely large barn currently used as storage and a dance/exercise studio.



Brandywine, Hogscross Lane, Chipstead, Coulsdon, CR5

Approximate Area = 2939 sq ft / 273 sq m

Annexe = 913 sq ft / 84.8 sq m

Garage /Carport = 1108 sq ft / 102.9 sq m

Outbuildings = 2132 sq ft / 198.1 sq m

Total = 7092 sq ft / 658.8 sq m

For identification only - Not to scale



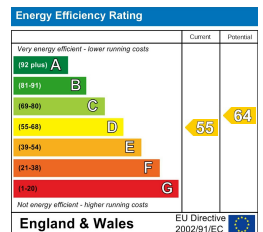
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Fine & Country. REF: 1278517

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.





Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
 Tel: +44 (0)1737 361014
 Email: kingswood@fineandcountry.com
 Web: kingswood.fineandcountry.co.uk
 Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY
 Kingswood