



Brandywine
Hogscross Lane | Chipstead | Surrey | CR5 3SJ

FINE & COUNTRY

BRANDYWINE



Brandywine House in Chipstead was built in 1938 by Bernard Garle. This pretty wisteria clad 4 bedroom property is set within 10 acres of delightful grounds. This charming home is tucked away in the semi- rural location of Chipstead village.







SELLER INSIGHT

“When we first set eyes on Brandywine, it was the enchanting landscape that captured our hearts,” say the current owners. “Nestled within 10 acres of lush, mature greenery, this property offers not just a home, but a sanctuary. A breathtaking bluebell wood, with its magical carpet of blossoms, transforms each spring into a scene from a fairytale. The circular walk through the woodland, with its ethereal light filtering through the trees, is a place of pure tranquillity—somewhere truly special.”

“Before moving in, we owned Brandywine for over a year, embarking on a full refurbishment,” the owners continue. “This was a passion project. We painstakingly restored the house, revealing the stunning local stone beneath aged mortar and sandblasting original beams and panelling to their natural beauty. The craftsmanship of the 1930s, with beams reclaimed from centuries ago, became a story we were proud to continue. Guided by our architect, we allowed the old to stay authentically old, while enhancing it with modern comforts. Now, the lounge, with its exquisite beams, elegant fireplace, and calming atmosphere, is a perfect retreat. Yet, it is the kitchen that has been the heart of our home. A vast, welcoming space for entertaining, it spills out onto a terrace with a barbecue house—a haven for lively gatherings. Cooking here is a joy, a space in which to create, especially given my love of colourful, spicy cuisine.”

Outside, the garden is a paradise. “Century-old wisteria drapes gracefully in spring, rhododendrons create a cascade of colour, and wildlife thrives—buzzards, nightingales, deer, and even a shy badger,” the owners say. “Our daughter has grown up climbing trees, camping in the woods, and exploring in the safety of our own grounds.”

The location of the property has much to recommend it, too. “Though we are tucked within nature’s embrace, we are wonderfully connected — Reigate and Coulsdon are close, London just 20 minutes by train. Brandywine is a tranquil haven yet never isolated—a unique, magical place we have adored and hope will enchant its next owners as much as it has us.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





KEY FEATURES

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.















ANNEXE

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.











INFORMATION

This house is brick and tile built and was constructed in 1938 by Bernard Gayle. Please find below additional information pertaining to this property.

Chipstead Railway Station: 2.00 miles
Coulston South Railway Station: 3.00 miles

Council Tax Band: H
EPC Rating: D

SERVICES

Mains Electricity
Mains Water
Mains drainage to the house
Cess pit for the Annexe
Gas Central Heating for the main house
Storage Heating for the Annexe
Broadband/Mobile – check the Ofcom website for details on the service and speeds: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

VIEWINGS

By appointment only with Fine & Country Kingswood.

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



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

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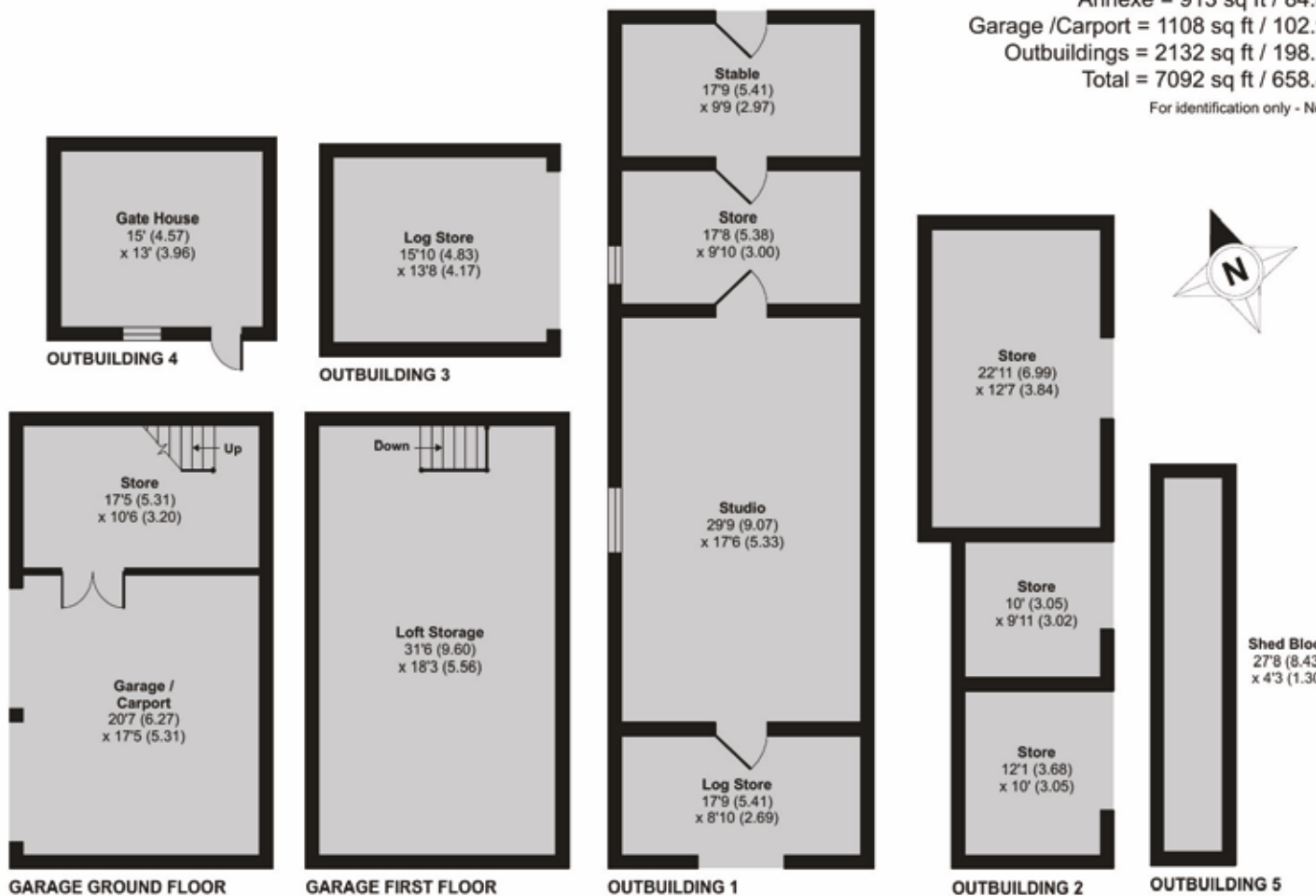
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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. Printed XXXX.XXXX





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