



FINE & COUNTRY
Kingswood

58 Lackford Road
Lackford Road, Chipstead, Surrey CR5 3TA

Property at a glance

- Detached 3/4 Bedroom Property
- Property Updated By Current Vendors
- Well Appointed Kitchen/Breakfast Room
- Two/Three Reception Rooms
- Two Luxury Bath/Shower Rooms
- Modern Utility Room
- New Windows Installed in 2019
- Well Maintained Rear Garden With Outdoor Pizza Oven
- Driveway Parking For Two Cars
- Walking Distance To Chipstead Village & Railway Station

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. Whilst being a commuter's dream, Chipstead is tranquil and friendly with beautiful surroundings to explore. There are several sports clubs including 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.

£895,000 Freehold

58 Lackford Road

Built in the 1930's, this well presented detached property, is set on an elevated plot within a short walk of Chipstead village and railway station.

The entrance hall leads into the double aspect living room and dining room with working fireplace, original parquet flooring and beams. The kitchen/breakfast room is fitted with a shaker style kitchen, with oak work surfaces, a range cooker, breakfast bar and french doors onto the garden. In addition to the ground, there is a utility room with butlers sink, store room, downstairs shower room with a door to a study/bedroom four with a vaulted ceiling.

With stairs rising to the first floor, the principal bedroom is triple aspect with fitted wardrobes and there are a two further double bedrooms, a luxury fitted bath/shower room, with waterfall shower and laid with Italian floors tiles.

To the rear of the property, is a terrace across the back of the property and steps up to the garden and a further seating area with an outside pizza oven. The garden is south east facing and is laid to lawn with a variety of mature trees and shrubs. To the front of the property, there are steps leading to the property. driveway with parking for two cars, access to a store room and a mature front garden.



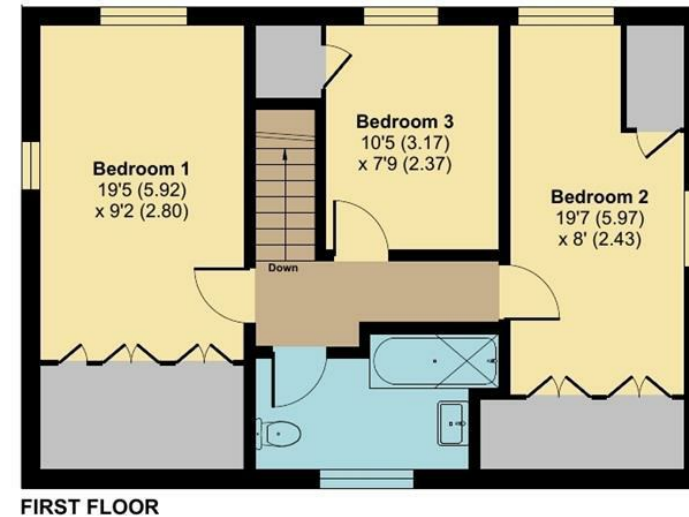
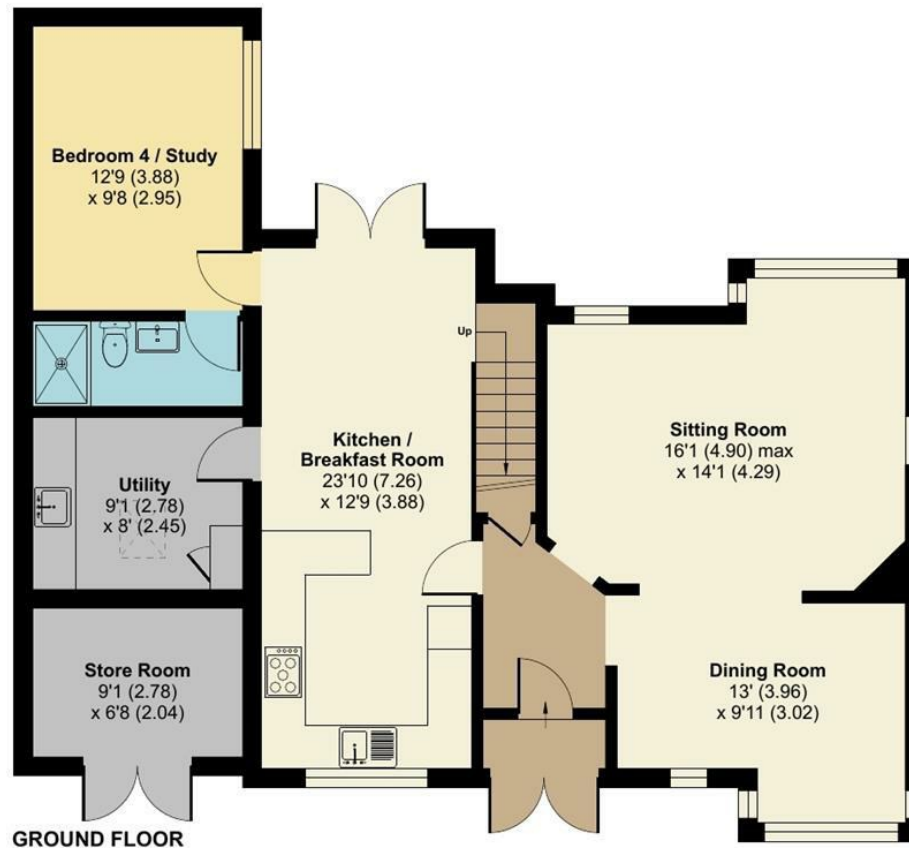
Lackford Road, Chipstead, Coulsdon, CR5

Approximate Area = 1470 sq ft / 136.5 sq m

Store Room = 63 sq ft / 5.8 sq m

Total = 1533 sq ft / 142.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Fine & Country. REF: 1300446

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-101) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

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