



Russian Cottage
High Road | Chipstead | Surrey | CR5 3SD

STEP INSIDE

Russian Cottage

Russian Cottage is a very unique home located off a quiet private track. You enter via electric gates on to a large cobblestone driveway, providing parking for numerous cars. The double garage, car port, walkway and other outbuildings have created a natural courtyard that is also enveloped by a dozen mature trees.

Your eyes are immediately drawn to the striking exterior of the Russian Cottage part of the house. This log cabin building was imported from Russia by the Cattley family in 1869 and is thought to be the only original Russian cottage in the country. It was once thought that a member of the Romanov Russian royal family lived here, but that seems to now be folklore.

During the early 20th century, the Garle family developed the house around this cottage and created most of the other properties in the immediate vicinity in a unique style. This vicinity is known locally as Russian Valley and is now within a conservation area.

Upon entering the cottage, the large flagstone floors lead past a couple of cloakrooms into a delightful country style solid oak kitchen/dining room with granite work surface, a large Aga and large pantry. The kitchen and hallway contain 3 large oak arched windows with metal bars. These windows were originally in Newgate Prison in the city of London so could easily be up to 500 years old. The prison was demolished in 1904 and these windows were reclaimed before being fitted as part of the ground floor extension in 1973. 2 stable doors lead you out to the rear patio and courtyard, there is also a WC and study.

The other direction from the front door leads you into a formal dining area with french doors on to the rear patio and eventually into the stunning lounge area which is within the original log cabin. Solid elm floors throughout this part of the house have recently been restored and the log walls on the inside of the lounge provide a unique charm. In addition, the wood log burner built around the stone fireplace add to the appeal of this space. All the wooden windows in this part of the house were replaced 12 years ago.

A wrought iron staircase rising to the first floor takes you to the delightful log cabin bedroom with fitted wardrobes and ensuite, a small landing, another bedroom and a large family bathroom with a copper bath. This then leads into a very large bedroom that links into the rear staircase. This bedroom has large stunning oak windows and built in wardrobes.

To the other side of the small landing is the master bedroom which has built in wardrobes, a vast vaulted ceiling, the most dramatic, exposed steel beams and a superb ensuite.











STEP OUTSIDE

Russian Cottage

The house is in the middle of a half acre plot. The rear garden was completely remodelled 12 years ago with a stunning pergola containing a pizza oven and outdoor kitchen. The large rear patio provides plenty of entertainment space and then round the corner is a large decked area with a half sunken 7 person self cleaning hot tub.

The rest of the rear garden is about 1/3rd laid to lawn with very mature trees, large shrubs and various heights of statuesque yew bushes, enormous ferns, flower beds and a 110ft long pump operated stream running down to a large pond. At the top of the stream is a secluded seating area.

The garden really comes into its own in the evening as most of the trees and shrubs are illuminated and LED lighting envelops the entire patio and pergola.

There is a Lutron mood sensitive lighting system throughout the house, air conditioning in the master bedroom, extensive DS Cam security system and the cabling and facilities for a top of the range home automation system to control lighting, heating, TV, audio and gates etc.

Location

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.

- Completely Unique Cottage Containing A Log Cabin Imported From Russia In 1869
- Four Bedrooms - One Currently Used As A Dressing Room
- Three Luxury Bathroom/Shower Rooms
- Stunning Shaker Style Fitted Kitchen/Family Room With Utility Room & Larder
- Barn Style Open Double Garage, Car Port & Outbuilding Currently Used As A Gym
- Fabulous Lounge (Original Log Cabin) & Dining Area
- Stunning Landscaped Garden With Hot Tub, Pizza Oven, Gazebo, BBQ & Outside Kitchen
- Lutron Lighting System, Home Automation System, Air Conditioning
- Large Sweeping Driveway With Parking For 5 / 6 Cars In Addition To 3 Under Cover
- Private Unmade Track Leading To Public Footpaths Ideal For Dog Walking



Russian Cottage, High Road, Chipstead, Coulsdon, CR5



Approximate Area = 2737 sq ft / 254.2 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Garage = 303 sq ft / 28.1 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 3263 sq ft / 303 sq m

For identification only - Not to scale



Tenure: Freehold
Council Tax Band: H



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Fine & Country. REF: 1305882

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 60 D | 77 C |



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. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 9929068 Registered Office: The Estate Office Woodland Way, Kingswood, Tadworth, Surrey, England, KT20 6HS. Printed 18.06.2025



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