



FINE & COUNTRY
Kingswood

2 Lissoms Road
Chipstead, Surrey CR5 3LE

Property at a glance

- Six Double Bedrooms & Walk In Wardrobes
- Plumbing In Place For Six Bathrooms
- Galleried Reception Hall
- Open Plan Kitchen/Dining Room
- Media Room/Snug
- Living Room & Games Room
- Level Half Acre Garden
- Home Office/Gym
- Double Garage & Carriage Driveway
- Underfloor Heating/Chain Free/Priced To Sell

Setting

Chipstead is a rural jewel, yet located within the M25! A historic village, lying on the edge of The North Downs Way, c.15 miles from Central London and perfectly situated for access to the M25 & M23 / Gatwick Airport (Gatwick c.25 mins drive). Chipstead Station is a short walk & offers direct train services to London Bridge. Whilst being a commuter's dream, Chipstead is tranquil & friendly with beautiful green/rural surroundings. Locally there is an excellent choice of Independent schools and Outstanding/Good Ofsted rated state schools and numerous sports clubs (Chipstead Rugby, Cricket & Football Clubs), a tennis club, bowls and the renowned Chipstead Golf Club.

There are also several stables nearby and famous scenic walks (area of Outstanding Natural Beauty). Two gastro pubs are within walking distance: The White Hart & The Ramblers Rest. Chipstead's parade of shops leading to the station includes, a post office, convenience store, butchers, wine merchant, dry cleaners, Indian restaurant and beauty salon. Banstead is a brief drive (c.5 mins) with a High Street of Shops, including Waitrose, M&S, Boots, various banks and a number of excellent restaurants. Kingswood & Epsom are c. 2.5 miles away.

£2,400,000 Freehold

2 Lissoms Road

2 Lissoms Road is a generous family home of striking proportions in a prime residential location. The house has been extended and refurbished throughout with almost 7000 sq ft of accommodation laid out across three floors. Due to a change of circumstance the property offers someone the opportunity to further embellish and finish to their own standards – bathrooms need finishing, though plumbing is in place and some rooms are without carpets. The property has consequently been priced with the need for these additions in mind.

Positioned within this tree lined road, this outstanding home offers exceptional space inside and out. An impressive reception hall with a galleried landing provides access to a large front facing games room and three reception rooms to the rear. An open plan kitchen/dining room is undoubtedly the hub of the home with a sitting room and media room/snug also accessible and all with bi folding doors to the garden. There is also a utility room, integral garage and a cloakroom.

The upper floors offer six double bedrooms, each with a walk-in wardrobe and space for six bathrooms. Two bedrooms come with private terraces overlooking the garden. A study is located on the second floor as well as a utility room and a further wardrobe. The property also features underfloor heating, cat 6 wiring, ceiling speakers, control 4 automation and so much more.

Externally a gated carriage driveway provides access with a level garden to the rear measuring approximately 0.5 of an acre. A detached home office/gymnasium is situated to the rear of the garden whilst a spacious entertaining terrace runs the width of the house. The property is offered with no onward chain.





Lissoms Road, Chipstead, CR5

Approximate Area = 6217 sq ft / 577.6 sq m (excludes void)

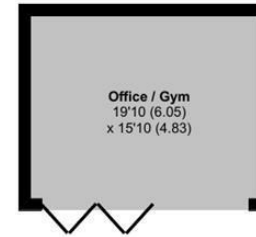
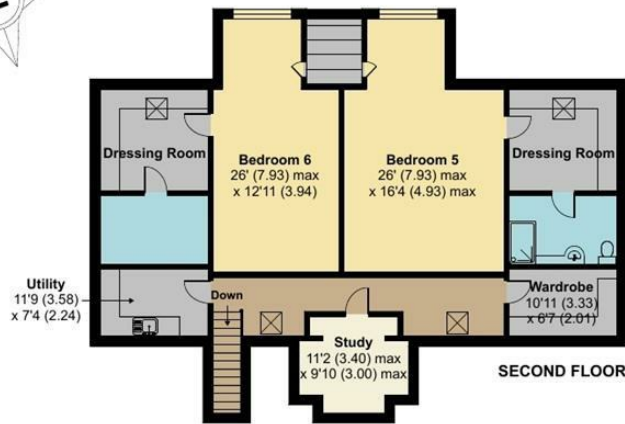
Limited Use Area = 37 sq ft / 3.4 sq m

Outbuilding = 314 sq ft / 29.2 sq m

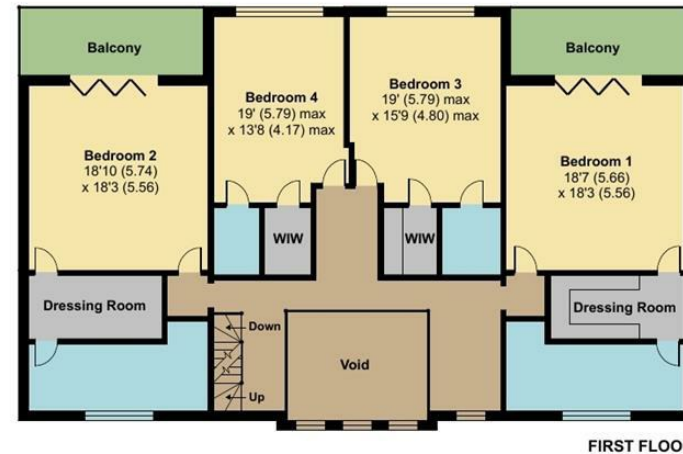
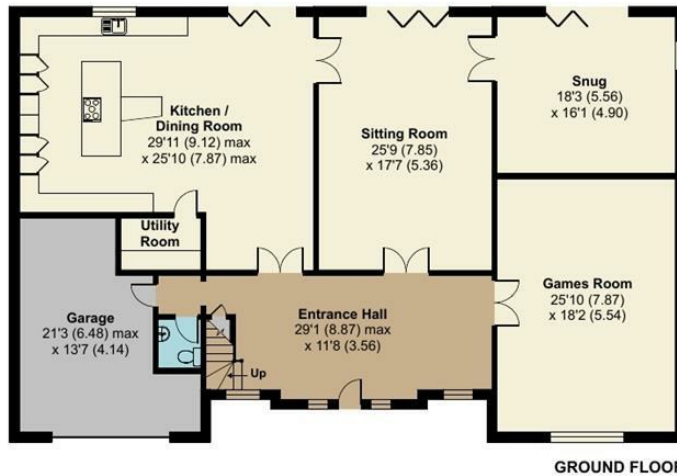
Garage = 305 sq ft / 28.3 sq m

Total = 6873 sq ft / 638.5 sq m

For identification only - Not to scale



Denotes restricted head height



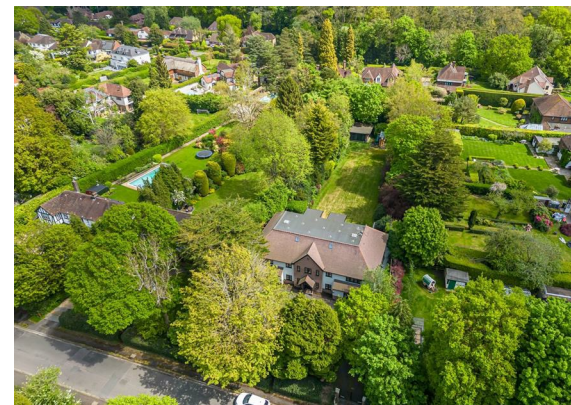
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chem 2022. Produced for Fine & Country. REF: 1112052

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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