



Substantial contemporary home in an elevated Chipstead location

exclusive to

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Chipstead CR5

Banstead Village 3 miles
London 16 miles Coulsdon 3 miles Reigate 6 miles
M23/M25 10 minutes
London by rail 35 minutes from Chipstead or
25 minutes from nearby Coulsdon South
All times and distances are approximate

Secluded in over half an acre, this impressive contemporary house invites its next owners to complete a dream home of style, sophistication and greater value.

A chance to acquire this substantial property of over 4,600 square feet with well-designed and versatile accommodation, now requiring some fitting and finishing.

Offers invited in excess of £1,450,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Reception Hall ■ Cloakroom ■ Sitting Room ■ Study / Bedroom 6
- Open plan Dining Room - Kitchen – Breakfast Room ■ Utility Room
- Principal Bedroom with Ensuite Shower Room ■ Bedroom 2 ■ Family Bathroom
- First Floor is prepared for 3 Further Bedrooms, each with Ensuite
- 2 Garages ■ Around 130' Frontage
- Some 100' (d) x 120' (w) Rear Garden
- In total, around 0.54 acre



Truly unique, this detached chalet style house was designed by the current owners to create contemporary living spaces bathed in natural light and a versatile layout that provides up to 5 double bedrooms with 4 ensuites. Transformed from its origins as single storey home, this exceptional property has been virtually rebuilt with an uncompromising approach.

All rooms are approached through the spacious hall with its full height windows, cantilever front door and from where the oak staircase leads to a galleried landing with a fully glazed gable. The double aspect sitting room with woodburning stove is open plan to a sleek, contemporary kitchen-dining room with quartz-granite surfaces and integrated appliances. There are two sets of bi-fold doors and a pair of double doors leading out to the terrace, creating indoor/outdoor living and entertaining spaces.

Also on the ground floor, there are two double bedrooms, one with a luxury ensuite and a family bathroom as well as a study or further bedroom. The first floor is arranged to create three further double bedrooms with ensuites, although these rooms require fitting and finishing. The generous plot accommodates ample parking in addition to the two garages, the gardens and driveway require some landscaping.

Due to their relocation, our clients must leave this exciting creation to its next owners at a price that is discounted to reflect the further works required.





Elevated and secluded in this desirable village location, the property provides easy access for all the needs of modern family life.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is within walking distance and has direct services to London Bridge and Victoria, whilst just two miles away, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Chipstead Valley Primary, Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

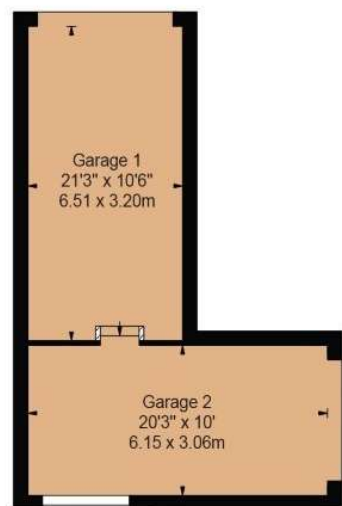
Chipstead retains unspoilt rural village charm with its pretty Norman church, village pond, local theatre and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket, football, tennis and bowls and it also forms part of the course for the annual London to Brighton cycle race.



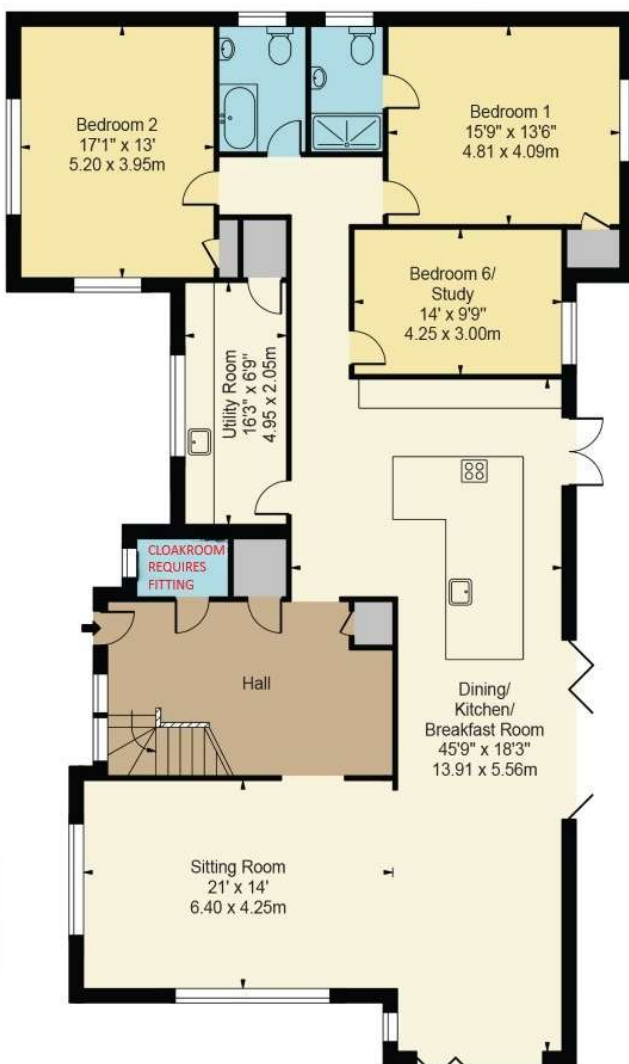
TOTAL FLOOR AREA

4,629 SQ FT / 430 SQ M

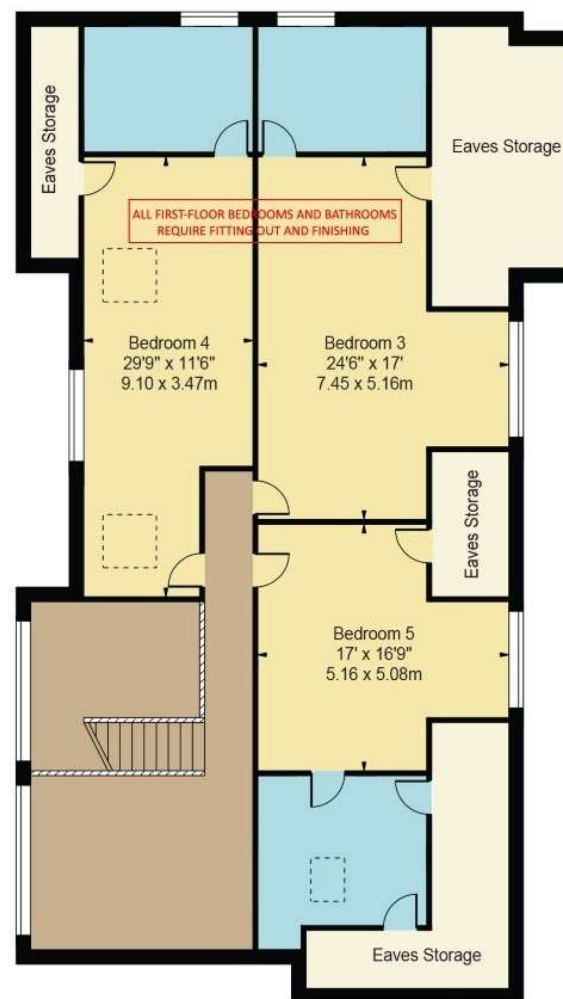
Inc. Eaves Storage
(421 sq ft / 39 Sq m)



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: G
Broadband Part fibre broadband
All mains services
To the best of our knowledge
on production of this brochure



The many features of this fine home include:

- An impressive contemporary home of over 4,600 sq ft
- Abundance of storage including huge eaves storerooms
- Amazing open plan kitchen – dining – sitting room
- Spacious vaulted reception hall and galleried landing
- Quartz-granite and sophisticated integrated appliances
- Scope for finishing and landscaping to personalise
- Prepared for five double bedrooms, four with ensuite
- New roof, new windows, new heating, new electrics
- Two completed ground-floor bedrooms, 6th bedroom or study
- Just a short walk from Chipstead mainline station

IMPORTANT NOTICE TO PURCHASERS:
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

