



A desirable, tucked-away village location with great accessibility

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**Bouverie Road
Chipstead
CR5**

London 16 miles
Banstead Village 3 miles Reigate 6 miles Coulsdon 1.5 miles
London by rail 21 minutes from Coulsdon South (1.7 miles away)
or 45 minutes from Chipstead (a 10-minute walk).
M25 / M23 intersection 3 miles
All times and distances are approximate

In one of Chipstead's more private locations and set back from a sought-after road, this impressive detached house is set in over one third of an acre.

Available with no onward chain, a substantial and well-appointed family home of approaching 4,000 sq ft.

Price £1,175,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Lobby ■ Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Family Room ■ Study ■ Kitchen – Breakfast Room ■ Utility Room
- 5 Bedrooms and 3 Bathrooms including a Principal Suite
- Detached Double Garage ■ Garden Store / Workshop
- Driveway of some 100' and Parking ■ Wrap-around Gardens
- In total, around 0.36 Acre



Approached over a one-hundred-foot driveway, this lovely family home has good sized gardens that are mature and well planted with a South-Westerly aspect at the rear. There is plenty of parking for cars/boat/caravan in addition to the large double garage which has a garden store or workshop behind.

Extended and refurbished over twenty years ago, the house has extensive family accommodation. There are four spacious living rooms, and the large kitchen has ample space for informal or family dining. With relatively little alteration, a ground floor annexe could be created.

On the first floor, five double bedrooms are served by three full bathrooms, two of which have separate showers. The large principal bedroom has an ensuite bathroom.

Now available with no onward chain, the house is ready for an immediate purchase, offering its next owners a comfortable and well-appointed home with scope for further enhancement in this high-value area.





This property has the best of both worlds; a private tucked away location off one of Chipstead Village's more desirable roads and great connectivity to all amenities.

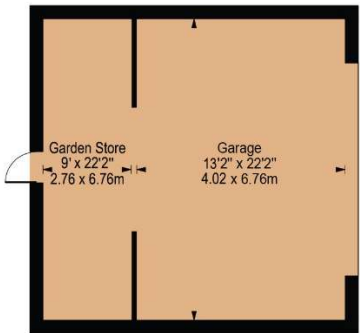
The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station has direct services to London Bridge and Victoria, and within a short drive, Coulsdon South Station offers 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 Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area.



TOTAL FLOOR AREA 3,835 square feet 356.3 square metres



The many features of this fine home include:

- A substantial and characterful family home
- Oak 'Shaker' kitchen with granite and appliances
- Four spacious living rooms
- Oak parquet flooring and two open fireplaces
- Five double bedrooms
- Three well-appointed bathrooms, one ensuite
- Leaded light double glazed windows and doors
- Ample parking in addition to the double garage
- Long private driveway, potential for entry gates
- L-shaped and mature rear garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: G
Broadband: Part Fibre Broadband
All mains services
To the best of our knowledge



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