

Heart of village location with untold potential

exclusive to

SAUNDERS

richardsaunders.co.uk

High Road
Chipstead
CR5

London 17 miles
Banstead 3 miles London by rail 35 minutes
M23/M25 Intersection 10 minutes
All times and distances are approximate



Set with nearly half an acre is this substantial four bedroom detached family home in the heart of Chipstead Village.

- Hallway
- Dining Room
- Sitting Room
- Kitchen
- Cloakroom
- Double Garage
- Four Bedrooms
- Two Bathrooms
- Over half an acre
- Off Street Parking





Price £1,350,000













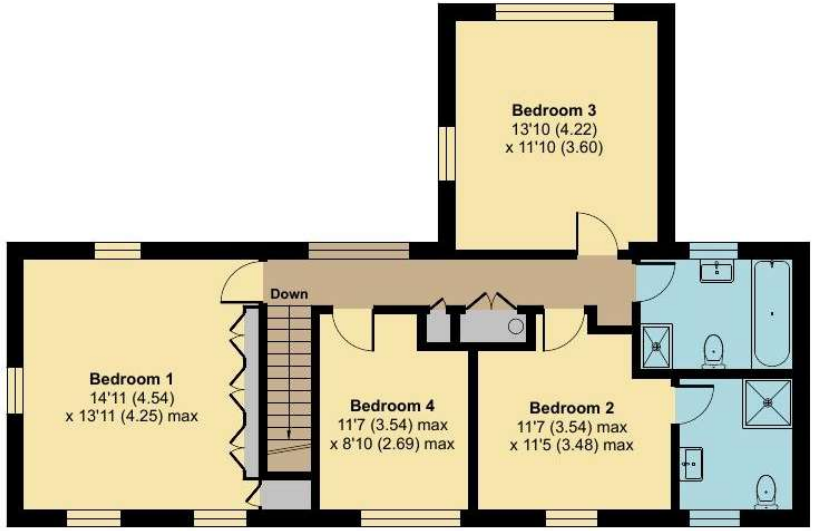


The property is set back from the High Road running through Chipstead Village with an abundance of open countryside in the vicinity as well as Chipstead Golf Club, Rugby Club and numerous other sports facilities nearby. Chipstead Theatre and The White Hart Pub-Restaurant are also within walking distance. Chipstead Station with access to London and local village shops are nearby with further facilities available at Banstead or Coulsdon.

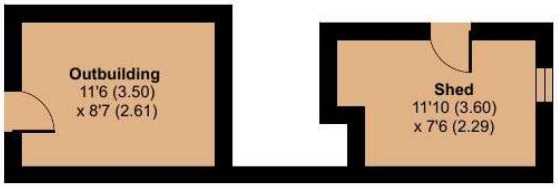
Positioned within the heart of Chipstead Village and set in over half an acre is this handsome four-bedroom detached family home with untold potential. Set back from the road with a sweeping driveway to the front and a double garage to the side. The home itself is bright and airy with versatile accommodation throughout, benefiting from four good size bedrooms and two bath/shower room upstairs. The ground floor boasts two reception rooms and a fitted kitchen. The private rear garden is mature and level with different sections and mainly laid to lawn. The property has planning approved for a single storey extension to the side and rear (ref: 24/00135/HHOLD).
This is an ideal property for a growing family looking to move into area.

Four Double Bedrooms | Detached Family Home | Double Garage and Off-street Parking | Large Level Garden | Excellent Potential To Extend | Heart Of Chipstead Village | Downstairs Cloakroom | Triple Aspect Sitting Room | Planning Permission granted for extension.

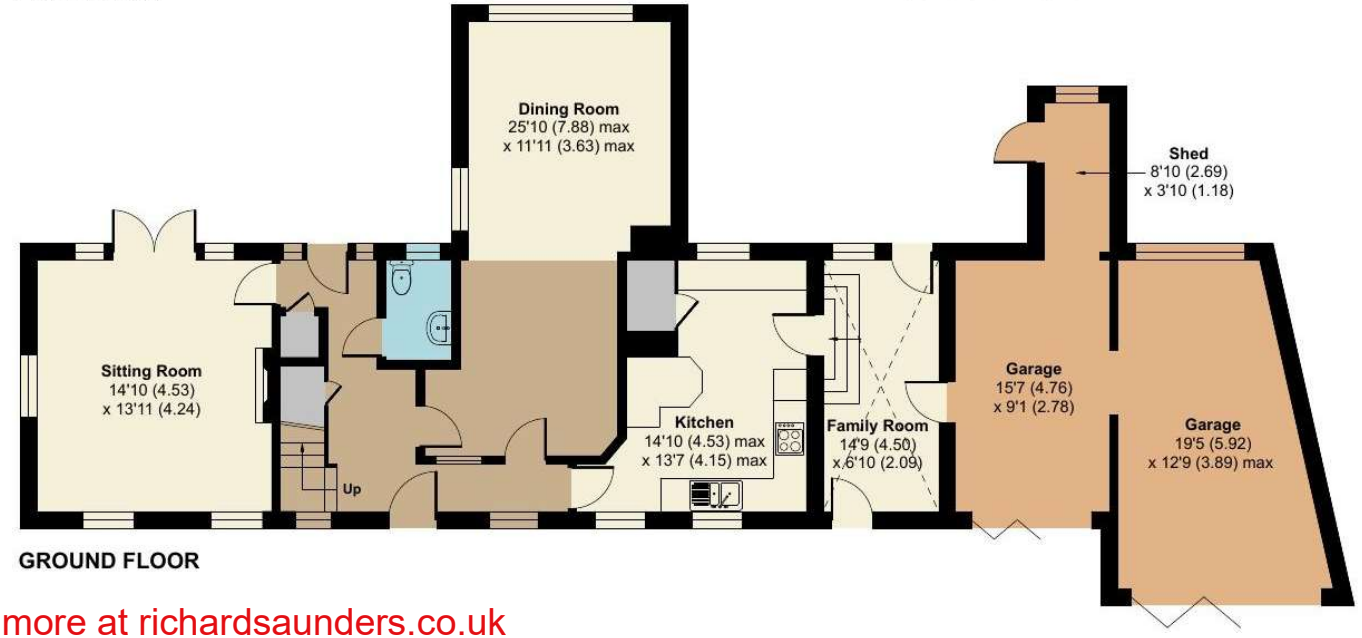
Approximate Area = 1809 sq ft / 168 sq m
Garage = 384 sq ft / 35.6 sq m
Outbuildings = 181 sq ft / 16.8 sq m
Total = 2374 sq ft / 220.4 sq m
For identification only - Not to scale



FIRST FLOOR

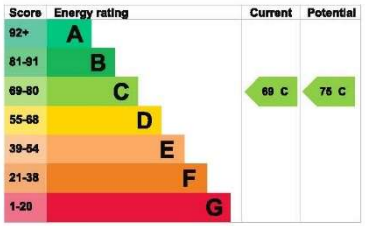


OUTBUILDING 1 / 2



GROUND FLOOR

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



see more at richardsaunders.co.uk

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.

Viewing
Please call us to arrange a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

SAUNDERS
richardsaunders.co.uk