Kennedys'

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Green Linnetts, Outwood Lane
Chipstead
CR5 3NP

Charming 5-bed home blending character and modern comfort, with stylish interiors, tiered garden, and integral garage. Enjoy village life with countryside walks and pubs nearby *No onward chain*

£895,000

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- Five bedroom cottage style home
- Luxury kitchen/breakfast room
- Tiered landscaped garden
- *No onward chain*
- Spacious 1851 sq ft
- High-specification finish throughout
- Ample parking & garage space
- *Viewing by appointment only*

PROPERTY DESCRIPTION

I would imagine that for many of us, the perfect looking house in our minds eye, is cottagey in style, white rendered, symmetrical, with a solid oak door and storm porch over, with a nice frontage that offers plenty of parking for private and visitors parking, and of course a garage, for whatever purpose you decide to use it. In Green Linnetts, that is what we are very pleased to be offering, providing a spacious 1851 sq ft of accommodation , with a high specification, all stylishly delivered to reflect the character of the original era with the standards of modern living. The large entrance hall is an early indicator of everything to follow, including a open plan 19` long kitchen/breakfast room, dining room, bedroom 5/study, downstairs shower room, large utility, and to the the first floor , a really impressive main bedroom with luxury ensuite, 3 further bedrooms and very nice family bathroom.

There are so many “little things” that constantly catch the eye; whether it be the panelled ceiling, the very nice wood flooring, the tile choices throughout, the work tops and butlers sink in the kitchen, the feature fireplace, high level w.c and freestanding bath in the bathroom, the stair and landing carpet choices, and even the sink in the shower room; all just collating a picture of quality, style and homeliness. Of course it has gas fired heating by radiators, double glazing, and has the added benefit of offering no onward chain, so this is a home that is ready to move in to.

To the outside, the property is approached by way of a large open plan drive and forecourt area, providing ample parking an access to the lower level integral garage. To the rear is a well established garden laid out over several tiers, providing sun terrace, lawns, and well tendered flower beds and borders; perfect for those who love entertaining and enjoy their gardening.

PROPERTY DESCRIPTION

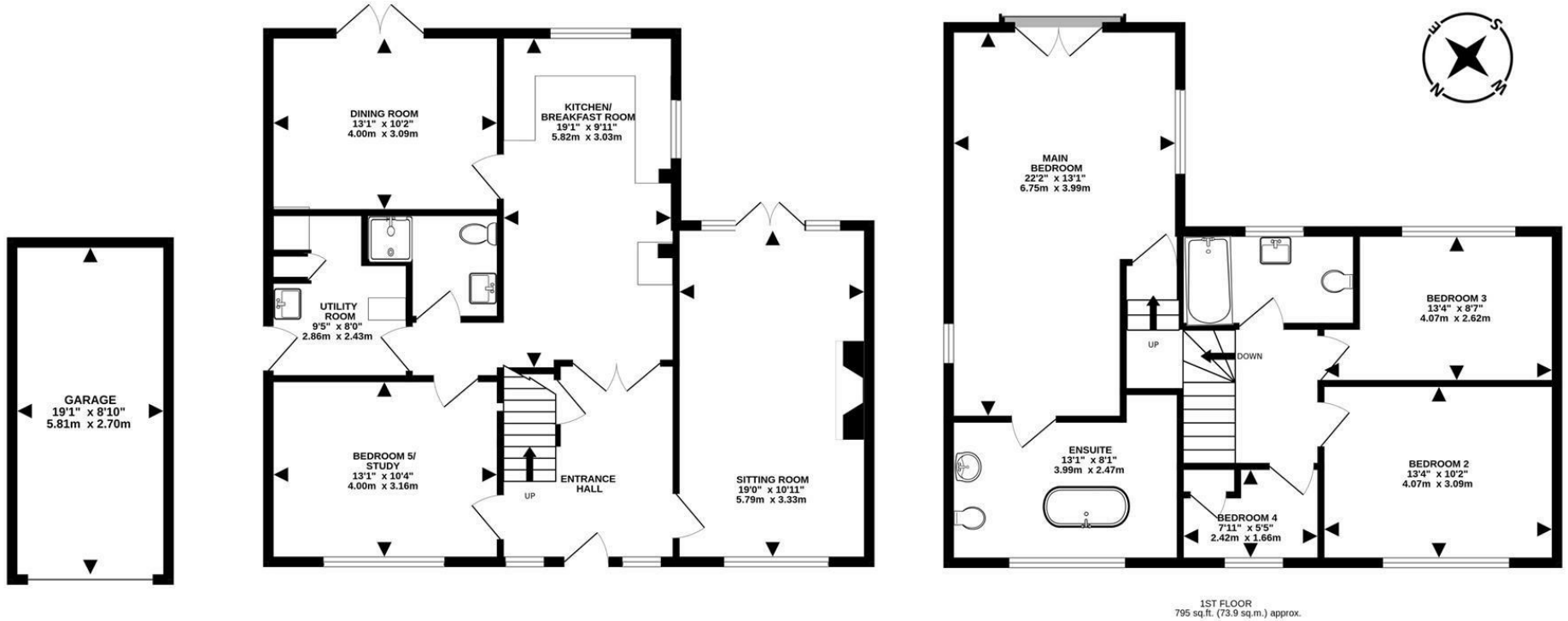
Green Linnetts is located between the villages of Kingswood and Chipstead, with the Ramblers Rest over the road, not to mention easy access to Banstead Woods; this is a home that transcends rural and urban living in a way that makes it both rare and popular in equal measure.

Location is just as exceptional. Chipstead Village offers the best of both worlds—charming country living with superb connectivity. Coulsdon South station is just a short drive away, providing fast rail links into central London. Locally, you'll find a thriving village hub with a post office, independent shops, a boutique wine merchant, and a beloved bistro. For broader retail and leisure options, Banstead Village and Coulsdon are both within easy reach. Families are well served with excellent schools in both the state and private sectors, and a vibrant range of local clubs including Chipstead Rugby, Golf, Football, and Tennis Clubs. The White Hart pub—a local institution—and the historic Courtyard Theatre, celebrating over 100 years of performances, are just a short stroll away.

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as Londis store, newsagent, Coughlans bakery, beauty salon, Indian restaurant and Kingswood Arms pub. There are two local golf courses to choose from, in Surrey Downs and Kingswood Golf and Country Club, and the local Kingswood tennis club, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead, Walton on the Hill and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airport, and Kingswood Mainline station provides a regular service to London Bridge, or other London Stations via Purley and East Croydon.

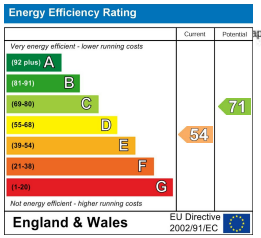
As part of the wider layout of Green Linnetts, there is a private driveway leading to the land at the rear of Green Linnetts which has planning for two detached houses.

For more information or to arrange a private viewing please contact Peter Kennedy or one of the sales team on 01737817718



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1851sq.ft. (172.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: E
COUNCIL: Reigate & Banstead
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.

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