



 FINE &
COUNTRY

Ashgate
Bridge Way, Chipstead, Surrey CR5 3PX

Property at a glance

- Five Bedroom Detached Property
- Five Luxury Bathrooms
- Bespoke Kitchen/Family/Dining Room
- TV Room
- Study & Office/Play Room
- Flood Lit Sports Court, Gym, Outdoor Kitchen & Hot Tub
- Air Conditioning In Study, Snug & Three Bedrooms
- Double Garage, EV Charger & Large Driveway
- Walking Distance To Chipstead Railway Station & Shops
- No Onward Chain

Setting

Chipstead is a historic village lying on the top of the North Downs, just south of London and is perfectly situated for easy access to the M25, Central London and Gatwick Airport. Chipstead Station is within walking distance and offers direct train services to London Bridge. Chipstead is tranquil and friendly with beautiful surroundings to explore. There are several sports clubs, a tennis club, bowls and Chipstead Golf Club's 18 hole course. Well-regarded state and independent schools also serve the area. These include the Chipstead Valley school which is ofsted outstanding, Aberdour and Chinthurst to name just a few.

There are also numerous stables nearby and scenic walks through parks and woodlands. The Ramblers Rest public house, a beautiful 13th century building with a well-earned reputation for delicious food is within walking distance. With a friendly atmosphere and great location, the pub is very popular with those taking a rest from exploring the area and is perfect for relaxing and enjoying the views of Banstead woods. Another focal point of the village is the parade of shops leading to the station with a range of amenities.

£1,895,000 Freehold

Ashgate

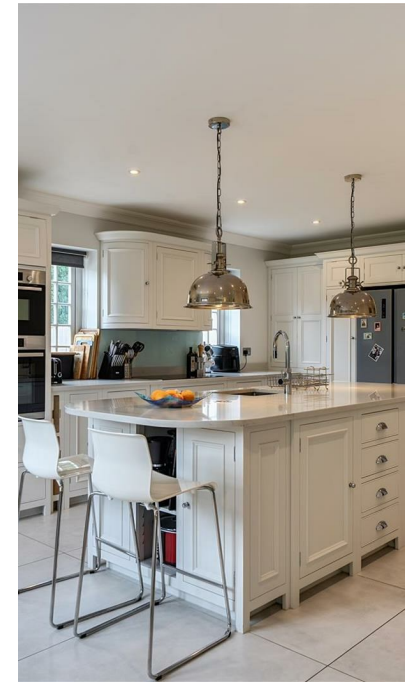
Ashgate is an exceptional five-bedroom detached home, in a quiet private tree lined road and approached via a sweeping driveway, set within beautifully well-lit grounds measuring 0.75 acre.

Upon entering, a spacious reception hall, the accommodation flows seamlessly from this central space, double doors from the hallway open into the stunning bespoke open plan kitchen, dining and family room, designed for modern family living. The kitchen is beautifully appointed with shaker style cabinetry, a central island, and an extensive range of units. Also to the ground floor is a TV room, office, playroom, cloakroom and a practical utility room providing side access to the garden and access to the boiler room.

The first-floor landing leads to a luxurious principal bedroom suite featuring fitted wardrobes and an elegant ensuite bathroom. There are three additional double bedrooms on this level, all with fitted wardrobes. Two bedrooms benefit from ensuite shower rooms, while the fourth bedroom is served by a family bathroom. Occupying the second floor is a substantial fifth bedroom/games room with an ensuite shower room, with two large eaves storage cupboards. Underfloor heating is provided to the ground and first floor with aircon to 3 bedrooms.

Ashgate offers a superb lifestyle opportunity, with the rear garden being a particular highlight. A terrace extends across the rear of the property and is enhanced by a double size retractable pergola, allowing year-round outdoor enjoyment. Additional features include a hot tub, outdoor kitchen, flood lit sports court, and a high-quality detached outbuilding, currently used a gym complete with aircon, WC facilities and bi-fold doors opening onto the garden.

The thoughtfully landscaped gardens feature attractive lavender borders, stone gabion walls, an expansive lawn, and a variety of mature trees and shrubs, creating a tranquil setting. There is extensive parking with a second driveway, a double garage and EV charging point.

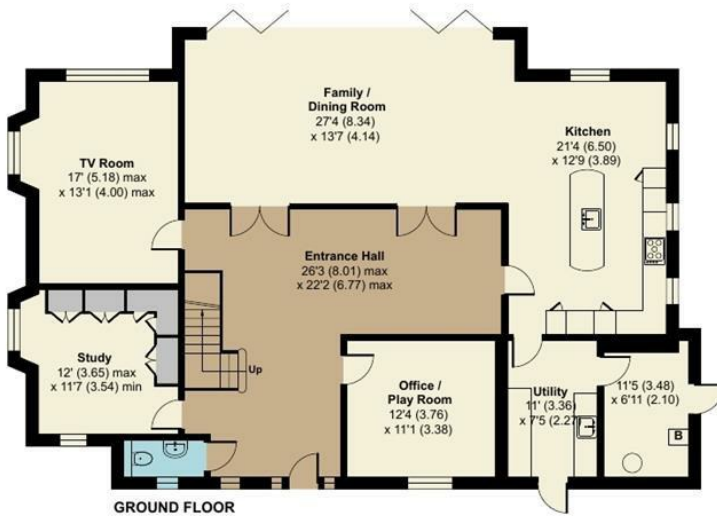
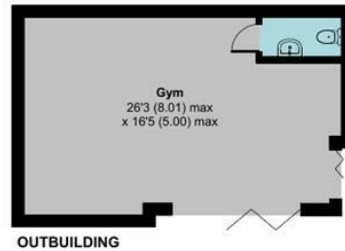
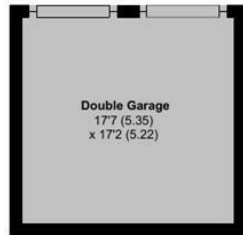


Bridge Way, Chipstead, CR5

Approximate Area = 3825 sq ft / 355.3 sq m
 Limited Use Area(s) = 476 sq ft / 44.2 sq m
 Garage = 301 sq ft / 27.9 sq m
 Outbuilding = 409 sq ft / 37.9 sq m
 Total = 5011 sq ft / 465.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Fine & Country. REF: 1468374



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 vendor's agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
Tel: +44 (0)1737 361014
Email: kingswood@fineandcountry.com
Web: kingswood.fineandcountry.co.uk
Fine & Country Sales, Lettings, Land & New Homes

 **FINE &
COUNTRY** Kingswood