

Kennedys'

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10, Hollymead Road
Coulsdon
CR5 3LQ

With its prestigious location, period charm, and modern enhancements, this exceptional home is a rare opportunity in one of Chipstead's most desirable settings.

£1,700,000



5



2



3



4+

- Stylish and spacious family home
- 4 reception rooms
- Garden Studio
- Close to village amenities and transport links

- 5 bedrooms - 2 ensuite
- Open plan kitchen diner
- Double garage
- Viewing by appointment only





PROPERTY DESCRIPTION

Several years ago, I was interviewed by Surrey Life magazine, and at the end of the piece, they asked me for the best tip I could offer their readers: in a rare moment of succinct and clear delivery, I replied in one word. Chipstead. There are of course many reasons for choosing that reply, and I have long been an advocate of this slightly sleepy, hill topped village that sits on a shoulder that divides rural Surrey Hills with the urban outskirts of London, providing the perfect combination of both worlds. I am also a fan of the diversity of homes that the village offers, and no more so than the one that I have been privileged to market on behalf of my client. In arguably one of the best, and certainly most sought after roads in Chipstead, stands this elegant yet substantial family home, set back behind it's own private gates, which give access to a large open drive and forecourt area, flanked by front gardens.

Offering some 3500 sq ft of footprint, this is a substantial home, particularly in terms of the proportion of the rooms and spaces, which are immediately apparent upon arrival of the entrance hall, and a brief look at the floor plan will support the notion further. The quality of this home is evident round every corner and in every room, from the beautiful kitchen, with it's painted Shaker style units, central island and gas cooker range, to the stylish utility/boot room, tiled and wooden flooring (the herringbone in the hallway through the lounge and dining room, deserves a particular mention), wood burners fireplace, cabinetry in the study, the lighting throughout, the stunning bathrooms, (the copper roll top bathroom in the primary en-suite is another stand out item), and not forgetting the fantastic garden studio, currently fitted out as a first class training gym.









PROPERTY DESCRIPTION

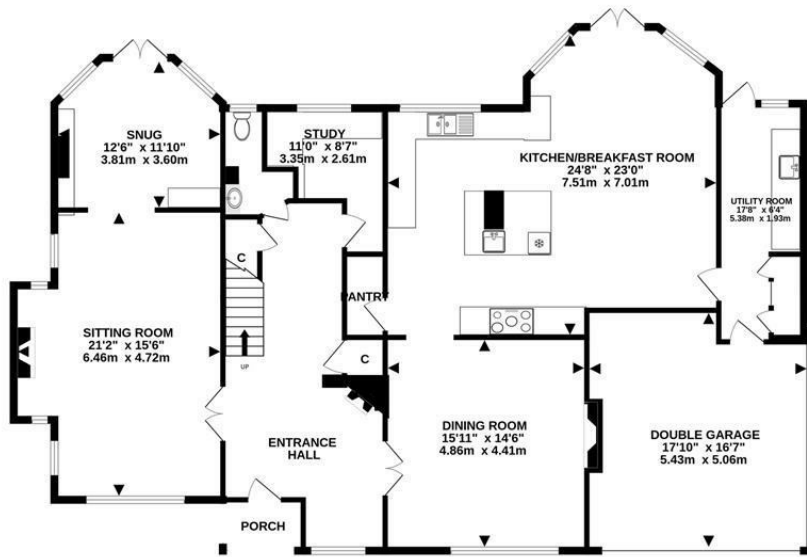
I hope that covers everything you need for now, but just for the record, the basic numbers are; 5 bedrooms, two with en-suite, family bathroom, 4 reception rooms, the “must have” open plan kitchen/breakfast room, utility room, cloakroom, double garage and large garden studio.

At this point, you would expect me to suggest that the only way you can fully appreciate the virtues of this beautiful home is to see it for yourself, so I won't disappoint you, and furthermore, We'd be delighted to make the arrangements and oblige you.

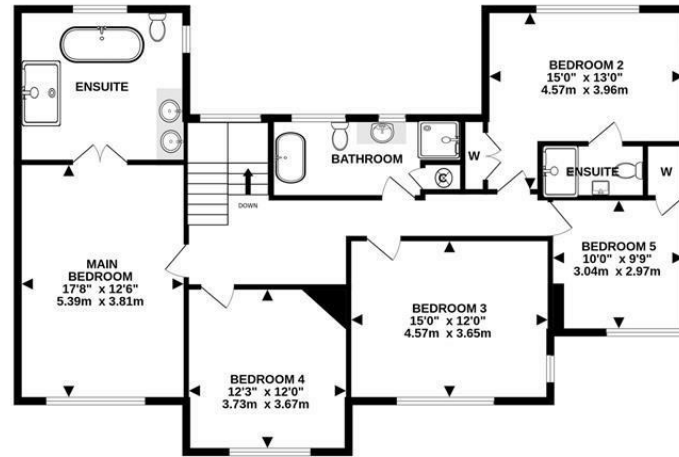
Chipstead village is very well connected, so trips to London etc are within easy reach, however Coulsdon South is also only a short drive and offers fast trains into London. The parade of shops provides post office, vets, Independent wine store and bistro along with local independent traders whilst more comprehensive shopping and leisure facilities can be found in both in Banstead Village or nearby Coulsdon. Schooling is well provided for in both State and Private sectors and there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club. The house is only a short walk from the White Heart pub, a favourite with the locals, and the Courtyard Theatre, a local community gem which celebrated it's centenary in 2024.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718.

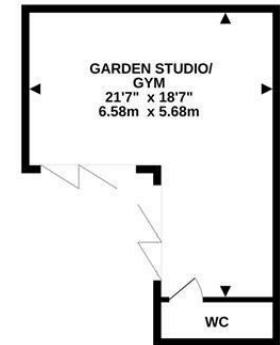
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GROUND FLOOR
1897 sq.ft. (176.3 sq.m.) approx.



1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



GARDEN STUDIO
335 sq.ft. (31.1 sq.m.) approx.

TOTAL FLOOR AREA : 3482 sq.ft. (323.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(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

75

66

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TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

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