



Directly backing onto Neale's field

exclusive to

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Chipstead CR5

Banstead Village 2 miles
London 16 miles
Coulsdon 2 miles

London by rail 35 minutes from Chipstead
M23/M25 Intersection 15 minutes

All times and distances are approximate

Positioned within the heart of Chipstead village and directly backing Neale's field is this outstanding family home of classical elegance. Maintained to a high standard by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

- Hallway
- Downstairs Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen - Breakfast Room
- Utility Room
- Four Bedrooms
- Family Bathroom
- Shower Room
- En-Suite Room To Principal Bedroom
- Dressing Room
- Summer House
- Large Private Garden
- Double Garage
- Off-Street Parking

Offers invited in excess of **£1,500,000**





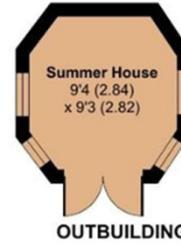
This impeccably maintained four-bedroom detached family home is tucked away in a secluded location, it boasts versatile living areas designed to accommodate family life. The interior exudes classic elegance and benefits from abundant natural light, meeting the demands of both daily living and entertaining with ease. From the generously sized double-aspect sitting room to the stylish country kitchen, spacious bedrooms, and luxurious bathrooms, every aspect of this home has been thoughtfully arranged. Outside, the mature landscaped gardens back directly onto Neale's field offering a tranquil retreat along with a breath taking back drop. To fully appreciate this property, we highly recommend an internal viewing.



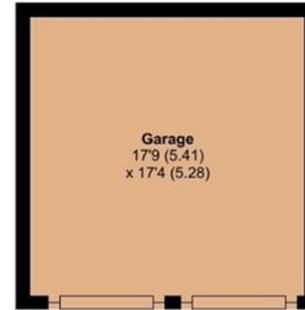
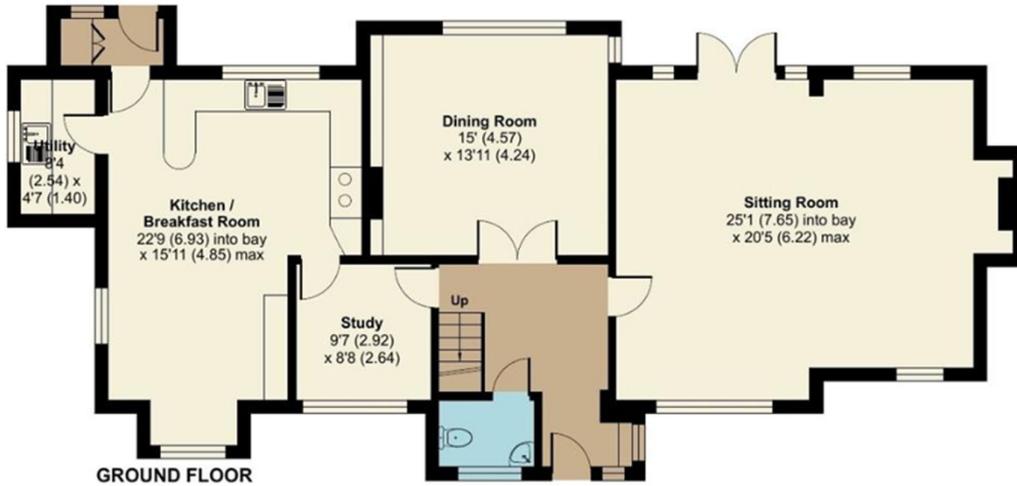
The house has a peaceful village setting, facing How Green and backing onto Neale's Field, yet this location offers excellent accessibility to London. Within a few minutes' drive, the M23/M25 intersection gives access to the Nation's motorway network. Gatwick is within a 20 minute drive, Heathrow is 40 minutes, and the coastal ports and the Eurotunnel are also within easy reach. Chipstead Station is an 8 minute walk and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services into the city. Located in nearby Reigate and Banstead Villages are Waitrose and Marks and Spencers supermarkets. 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.



Four Spacious Bedrooms | Contemporary Family Bathroom And Shower Room | Principal Suite Benefiting From Walk-in Wardrobe And Modern En-Suite Shower Room | Spacious Dual-Aspect Sitting Room With Inglenook Fireplace | Mature Level Garden Directly Backing Neale's Field | Detached Double Garage With Power And Loft Storage | Ample Amount Of Off-Street Parking | Country Style Kitchen With Aga | Excellent Storage Throughout



TOTAL FLOOR AREA
2,791 SQ FT / 259.2 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 All mains services
 FFTC Broadband
 To the best of our knowledge on production of this brochure

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Viewing
 Please call us to arrange
 a viewing appointment

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 Banstead
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