



Situated in one of Chipstead's more favoured locations

exclusive to

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Chipstead CR5

London 16 miles
Banstead Village 3 miles Reigate 6 miles Coulsdon 1 mile
London by rail 21 minutes from Coulsdon South
or 45 minutes from Chipstead
M25 / M23 intersection 3 miles
All times and distances are approximate

In one of Chipstead's most favoured locations, this delightful, detached home is remarkably spacious with over 2,000 sq ft of space.

Set in around one third of an acre, the bungalow has a broad frontage and lovely gardens with natural privacy.

Guide Price £950,000

View by appointment please, exclusively through
Richard Saunders and Company
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- Entrance Hall ■ Cloakroom ■ Sitting Room
- Conservatory ■ Dining Room ■ Kitchen/Breakfast room
- Lobby ■ Utility Room ■ In all, around 0.38 acre
- 3 Bedrooms ■ Bathroom and 2 Shower Rooms ■ Sizeable Loft Space
- Double Garage ■ Around 85' Frontage ■ Some 125' x 65' Rear Garden



Individually designed and built in the 1930s, this impressive property combines traditional character with an abundance of potential for extension and modernisation.

The ground floor offers up to three living rooms, each with versatility of purpose and the large kitchen is beautifully positioned with prime views overlooking the garden. There are further options for ground floor and first floor extensions subject to planning permission.

There are three generous bedrooms with three bathrooms, two being ensuite to the bedrooms.

The broad frontage has sizeable driveway providing ample off-road parking for several cars in addition to a large double garage. The level rear garden extends to some 125' with expansive lawn and borders of mature shrubs.

Well maintained and positioned, this attractive home is now available with no onward chain.





At the top of Chipstead Village and close to the golf club, this tree-lined avenue offers a sought-after location with excellent connectivity.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. You could choose either Chipstead station or Coulsdon South for direct services to London Bridge and Victoria, the latter offering faster services.

Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area also has a choice of excellent schooling.

Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area.



Chipstead

Approx. Gross Internal Area = 152.56 sq m / 1642 sq ft

(Excluding Outbuilding)

Approx. Gross Internal Area Of Outbuilding = 48.54 sq m / 522 sq ft



For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Tenure: Freehold

Local Authority: Reigate and Banstead B C

Council Tax Band: G

Broadband: Part Fibre Broadband

Services: All mains services are connected

To the best of our knowledge
on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Superb, level location at the top of Chipstead Village
- Bright, versatile and well-presented accommodation
- Up to 3 living rooms,
- Three good sized bedrooms, two with ensuite bathrooms
- Substantial potential to extend and modernise
- Double garage and ample off-road parking
- Attractive location in a level, tree-lined avenue
- Available with no onward chain

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.

