



In a 'double plot' of almost one acre, backing onto Neale's Field

exclusive to

**SAUNDERS**

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## Coulsdon Lane Chipstead CR5

London 16 miles Banstead Village 3 miles  
Reigate 6 miles Coulsdon 1.5 miles  
London by rail 21 minutes from Coulsdon South  
Or 45 minutes from Chipstead.  
M25 / M23 intersection 3 miles  
*All times and distances are approximate*

This pretty, farmhouse-style detached house has an enviable setting in a 'double plot' of almost an acre, adjoining the protected Neale's Field.

The property offers its next owners an exciting opportunity to refurbish, extend or even replace the house in this high value location.

**Guide Price £1,500,000**  
*Only unconditional offers will be considered.*

View by appointment please, arranged through  
Richard Saunders and Company  
Telephone 01737 363333

**[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)**



- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Sunroom
- Dining Room ▪ Kitchen – Breakfast Room ▪ Utility Room
- 4 Bedrooms, Ensuite Bathroom and Family Shower Room
- Double Garage ▪ Some 190' Frontage with In and Out Driveway
- Some 170' x 140' Rear Garden ▪ In all, around 0.9 Acre



Available for the first time in almost 50 years, this charming 1920's detached house is now available with no onward chain and offers tremendous potential.

The four-bedroom interior is remarkable bright and retains many character features throughout. The property enjoys privacy, set back on a broad frontage to the lane with a gravel In and Out driveway that provides ample parking spaces in addition to a large double width garage.

The gardens are beautiful and have natural screening to all sides with an orchard and several mature trees. The house is set to one side of its plot and there is the scope for an additional dwelling to be built, subject to planning consent.

Otherwise, the property offers tremendous scope for refurbishment, significant extensions or even complete replacement, again subject to planning consent.

Arrange your viewing of this characterful home through the sole agents,  
Richard Saunders and Company of Banstead 01737 363333



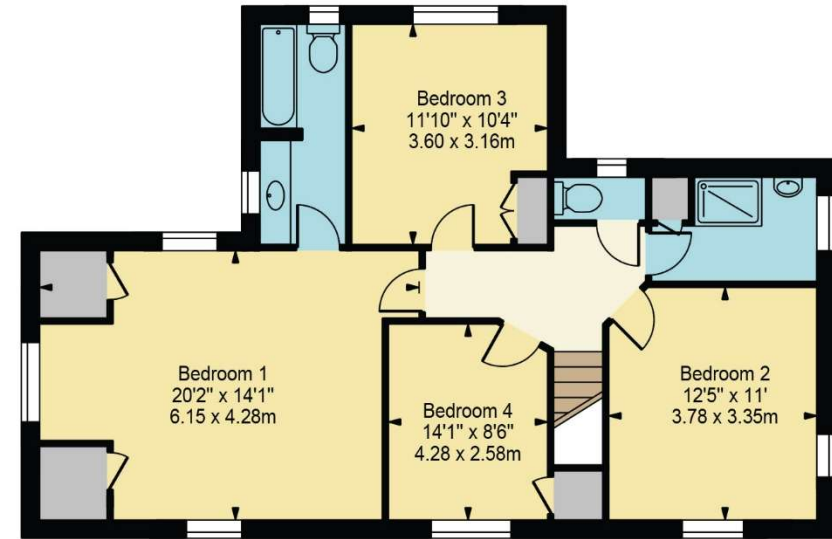
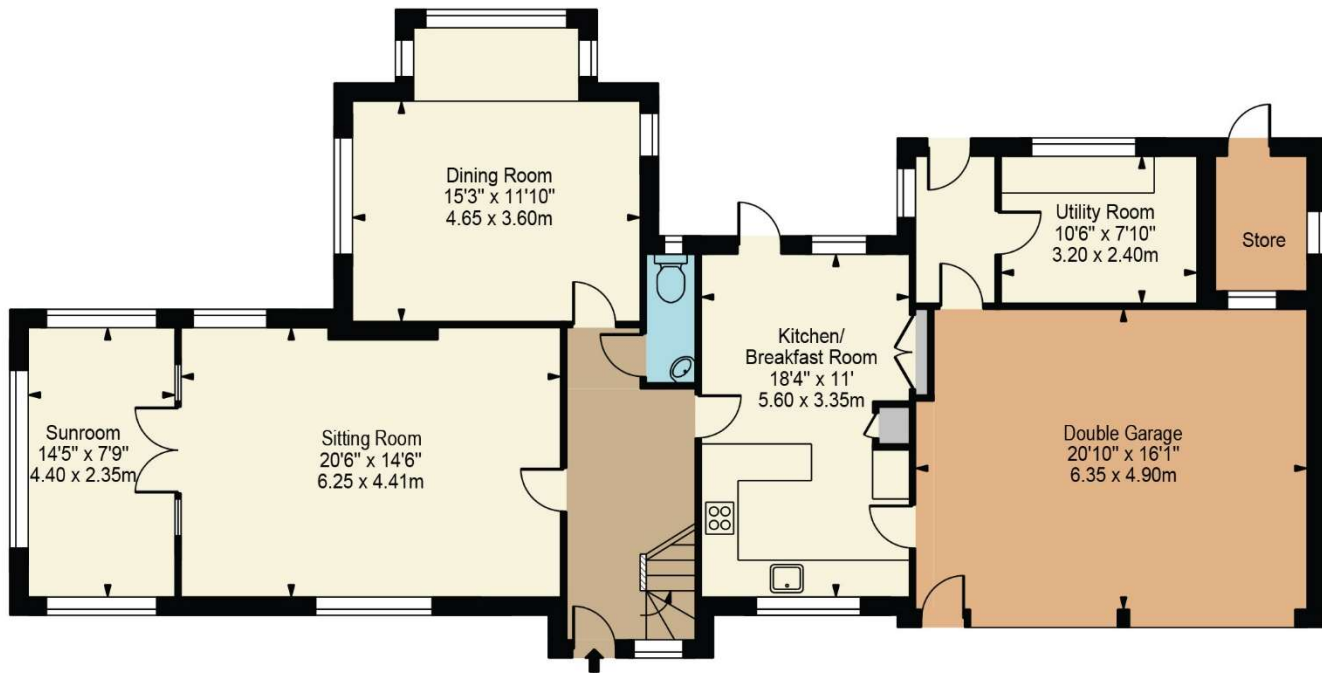
Adjoining the protected Neale's Field to the rear and side, the property has a desirable village location with great accessibility.

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. Chipstead Station is within walking distance and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. 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.

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, football, tennis and bowls and 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. The White Hart village pub-restaurant is within half a mile.





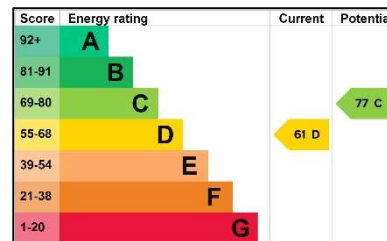
**TOTAL FLOOR AREA**  
**2,623 SQ FT / 243.6 SQ M**

**The many features of this fine home include:**

- Wealth of period character features
- Triple-aspect principal bedroom with ensuite bathroom
- Three further bedrooms and family shower room
- Double aspect sitting room with fireplace
- Good-sized kitchen plus lobby and utility room
- Large double garage, over 20' wide
- Broad frontage, ample driveway parking
- Wonderful gardens which include an orchard
- Potential for additional house, stpc
- Tremendous potential for restoration and updating
- Previously a family home for almost 50 years
- Available with no onward chain

Tenure: Freehold  
 Local Authority: Reigate and Banstead BC  
 Council Tax Band: G  
 Broadband: Full Fibre Broadband  
 All mains services

*To the best of our knowledge on production of this brochure*



**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.

