

# Kennedys'

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The Pines, Garden Walk  
Coulsdon  
CR5 3RE

Set along a quiet private road with views over open farmland, The Pines is a beautifully renovated five-bedroom home offering bright, contemporary living in a peaceful yet well-connected setting. Thoughtfully renovated over recent years, it combines stylish open-plan space with a stunning landscaped garden, making it perfect for modern family life and entertaining.

£1,299,950



5



2



3



5

- Five well-proportioned bedrooms with 2 en-suites
- Fully renovated recently and modernised throughout
- Bi-fold doors and skylights allowing exceptional natural light
- Ample parking, garage and further extension potential (STPP)
- Quiet private road with attractive farmland views
- Impressive open-plan kitchen / dining / family space
- Landscaped garden with large terrace ideal for entertaining
- Solar panels providing ongoing income and energy efficiency





# PROPERTY DESCRIPTION

The Pines is situated on a quiet, private road overlooking beautiful farmland. The house, originally built in the 1970s, has been completely renovated over the past 5 years by the current owners, to create a light and bright, contemporary home.

The house is approached via a large gravel forecourt allowing for ample parking for several cars. To the front of the house, a covered porch and beautiful porcelain tiles border the contemporary front door and create a wonderful, modern and bright feel. Once inside, the entrance hall gives access to office, W.C. and into the stunning kitchen family room. The modern, handleless kitchen is of very generous proportions and fitted with a large island with built-in power, an abundance of base units as well as a wall of floor to ceiling units, with built-in appliances to include AEG, double oven and combi-microwave, integrated full height fridge and freezer, dishwasher and induction hob. There is ample space for a dining table and seating area positioned to overlook the beautiful garden. The kitchen is bright with bi-folding doors along the back as well as sky lights over the dining area. Just off from the kitchen is a handy utility space with side and garage access. Through the kitchen (and the very stylish glass sliding doors,) you enter into a beautiful and spacious sitting room fitted with yet another set of bi-folding doors which leads out into the garden and log burner.

Upstairs there are five good-sized bedrooms, a contemporary family bathroom and the primary and second bedrooms benefit from an en-suite shower room. The rear garden is simply stunning, the current owners have fully landscaped it to create a lovely flat area of lawn bordered with established trees, hedging and flowerbeds. To the rear of the property, there are further beautiful porcelain tiles, creating a sizeable and contemporary terrace, perfect for entertaining or relaxing.









# PROPERTY DESCRIPTION

The house can be accessed from both sides and there is scope (STPP) to further extend over the garage if desired, with foundations already in place to do so. Some of the many features of this stunning property include bamboo flooring to ground floor, bespoke oak staircase with glass inserts, contemporary radiators to ground floor, triple glazed aluminium windows and bi-folding doors, recently fitted Viessmann gas boiler, high-end integrated appliances, stainless steel socket plates and contemporary internal doors. Another big plus point is that the current owners have also inherited solar panels from the previous owners which are still under contract for a further 15 years and provide an income allowing them to run a cost neutral property for gas and electricity.

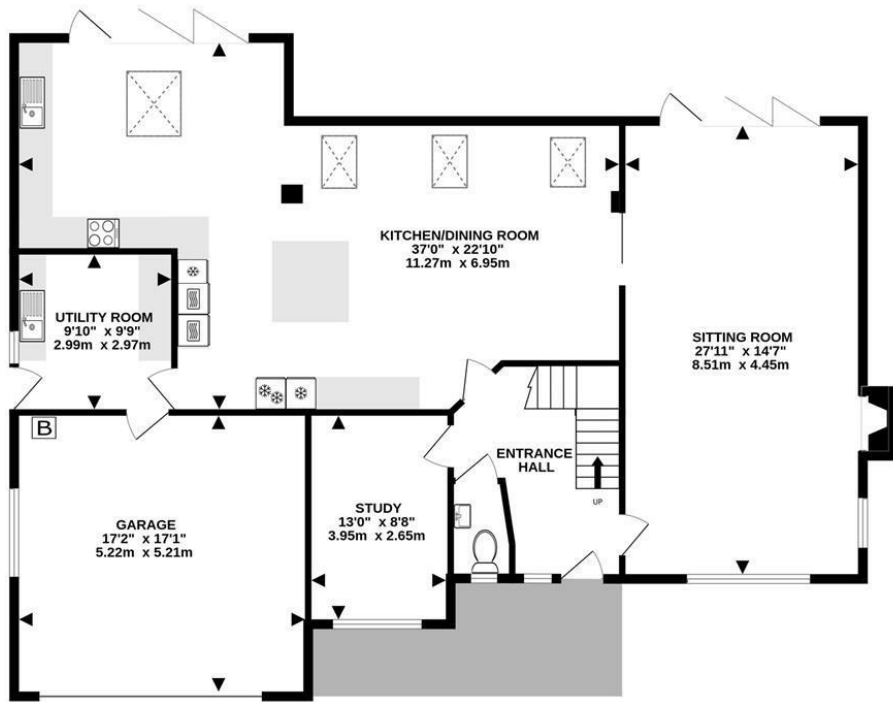
On your doorstep, the village of Chipstead is a beautiful setting surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. You have golf at Chipstead, Walton Heath, Kingswood and Woodcote Park, and further afield there is racing at Epsom. The nearby market towns of Reigate and Banstead provide a comprehensive range of shops, boutiques, cafés and restaurants including Waitrose, M&S Simply Food, Pizza Express, Costa and Café Nero name but a few.

The area is particularly well served with both state and independent schools for all ages including Aberdour, Whitgift, City of London Freemans, Epsom College, Woldingham Girls School, Dunottar, Reigate Grammar, Chipstead Valley Primary and Woodcote High, which makes the area such a popular choice for families.

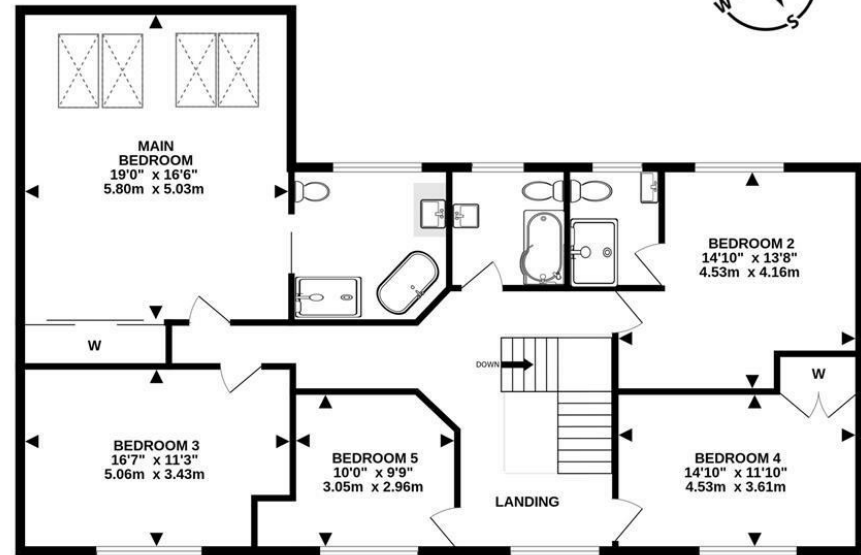
The White Hart and The Ramblers Rest are two pubs locally with well-earned reputation for delicious food and drink whilst the Back to Nature Farm Shop at Shabden Park Farm is an 'assured farm' that sells their own meat to our local area.

Coulsdon offers excellent transport links, with Coulsdon South providing direct trains to London Bridge and Victoria in under 30 minutes, while Coulsdon Town offers connections to central London.





**GROUND FLOOR**  
1674 sq.ft. (155.5 sq.m.) approx.



**1ST FLOOR**  
1352 sq.ft. (125.6 sq.m.) approx.

TOTAL FLOOR AREA : 3026 sq.ft. (281.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 71                      | 74        |
|   | EU Directive 2002/91/EC |           |

# The Pines, Garden Walk

If you would like to arrange a viewing, please call Helen Miles Kennedys' IPA on 07985 296256.

TENURE: Freehold  
EPC RATING: C  
COUNCIL: Reigate and Banstead  
TAX BAND: G

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