

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

5, Caversham Close  
Coulston  
CR5 3LZ

A rare opportunity to view a wonderfully presented family home in turn-key condition. Boasting over 3,200 square feet of generous living space over three floors, 5 spacious bedrooms and bathrooms, combined with fabulous open living areas. Surrounded by hills and greenery, this home benefits from the best of both worlds – country living with city comforts – in one of the most sought after locations in Surrey. This is a must see, to be truly appreciated.

£1,350,000



- A beautifully presented 5 bedroom/5 bathroom family home
- Bespoke kitchen with waterfall island and Siemens integrated appliances
- Pre-wired for data, SkyQ, CCTV, broadband and alarm
- Surrounded by hills and greenery
- Over 3,200 sq ft of living accommodation over 3 floors
- Solar panels and EV Charger
- Underfloor heating to ground and first floor
- Minutes from fast trainline to London Bridge in 20 minutes





# PROPERTY DESCRIPTION

This beautifully presented five-bedroom, five-bathroom, family home is a rare find, offering the perfect balance of modern style and character spanning over three impressive floors. From the moment you step inside, the sense of light and space is immediately welcoming, with every room immaculately kept and thoughtfully designed to create a home that is both stylish and comfortable.

The current owners have decorated throughout with great care, blending contemporary finishes with warm touches that make the house feel homely. Generous living spaces provide plenty of room for family life, whether that's busy mornings, relaxed evenings, or weekends filled with entertaining.

Large kitchen breakfast room suits today's family needs with bifold doors out onto the well maintained private garden. Separate utility room with double garage access, makes everything that little bit easier. The comfortable living room, study, downstairs cloakroom and coat cupboard add to the appeal of the ground floor.

Five well-proportioned bedrooms mean everyone has space with four out of the five bedrooms having their own ensuite and dressing room, combined with a luxury family bathroom. The versatile layout works perfectly for growing families.

Beyond the house itself, the location adds to its appeal, being on the Chipstead/Coulsdon borders and within easy walking distance of Coulsdon South (Thames Link Service) with quick connection to London Bridge in 20 minutes, as well as connections to London Victoria and Kings Cross. The area retains a wonderful sense of community and calm, giving you the best of both worlds.







# PROPERTY DESCRIPTION



The outside space is just as well cared for, with the private and beautifully kept garden, that is neat, tidy and easy to maintain. It offers the perfect back drop for summer entertaining, a safe place for children to play, or simply a quiet spot to relax.

This is more than just a house; it's a home designed for family living at its very best and is a rare opportunity to secure a truly immaculate property in a sought-after area.

The village of Chipstead is a beautiful location, surrounded by rolling countryside, whilst also providing many opportunities for active sports, with clubs including, golf, cricket, rugby, tennis and football. Further afield there is horse racing at Epsom, Championship Golf at Walton Heath as well as golf at Kingswood, The Addington and Purley Downs.

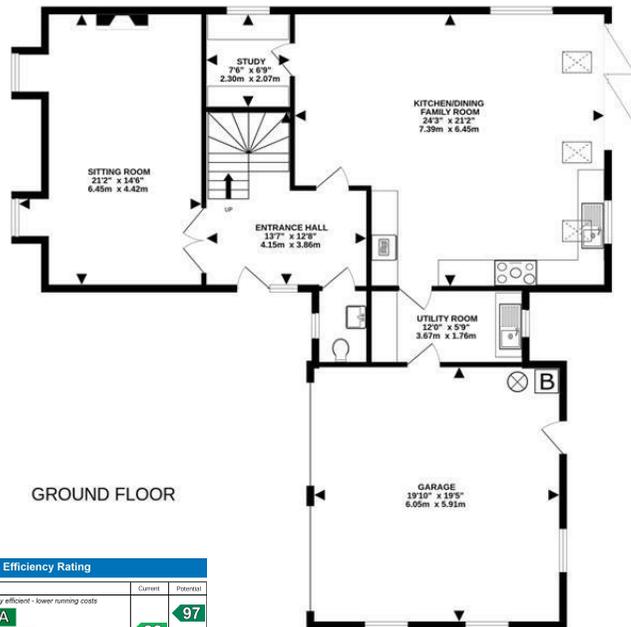
There are excellent commuter links with the M23 providing quick connections to Gatwick Airport, A217 and M25 all nearby. Coulsdon South (Thames Link Service) provides a reliable commute to London with London Bridge taking only 20 minutes. But with Coulsdon, Purley and Chipstead stations also offering alternative transport links. There is regular bus links to Redhill, Epsom and beyond. Close by Coulsdon Town, offers all the essential amenities of Waitrose, Boots and local coffee houses. Whilst Chipstead Village has a thriving community with Post Office, Vets and The Grape Variety providing entertainment, wine and food.

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 and Reigate Grammar.

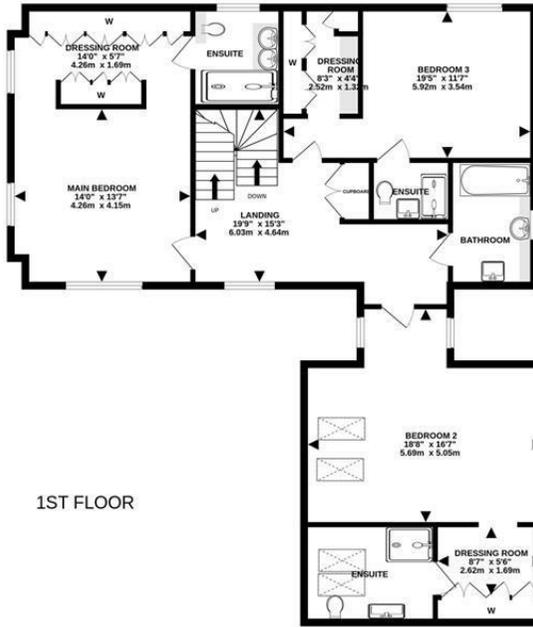
The White Hart and The Ramblers Rest public houses are two local establishments with well-earned reputation for delicious food and drink whilst the Back to Nature Farm Shop at Shabden Park Farm is an 'assured farm' that sells their own meat to our local area.

For more information or to arrange a viewing, please don't hesitate to contact the sales team on 01737 817718.

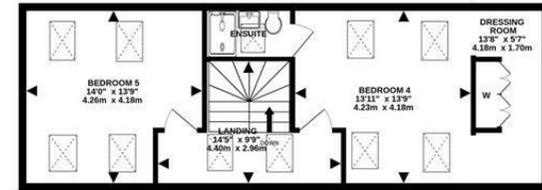




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 3207 sq.ft. (297.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	97
A (81-91)	88
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (11-20)	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
 EPC RATING: B  
 COUNCIL: Croydon  
 TAX BAND: G

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[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT