

Kennedys'

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Brewster
11, Court Hill
Chipstead, Surrey
CR5 3NQ

Edwardian detached home extending to over 4,000 sq ft, set within a large and secluded plot backing directly on to woodland. Offering six bedrooms, including four ensembles, three reception rooms, a study and excellent flexible living space, this beautifully positioned home combines period charm and character with generous modern-day accommodation.

£1,795,000



6



4



5



4+



- Exceptional Edwardian 6 bedroom detached home
- Three generous reception rooms, plus a study
- Beautiful secluded rear gardens
- Highly sought-after private road
- Four bedroom suites, plus two further bedrooms
- Flexibility for multi-generational living
- Attached double garage
- Surrounded by beautiful countryside and woodland



PROPERTY DESCRIPTION

There aren't many of us who don't like a good-looking Edwardian home, and so whenever we get the opportunity to see one, and even better, get instructed to sell it, we do get unapologetically excited; and in the case of this exceptional example, which went on to be considerably extended at the turn of the century, particularly so, and for good reason.

Set back on its large plot, which backs on to woodland, this substantial yet elegant-looking Edwardian detached home (with later additions) provides over 4,000 sq ft of living accommodation over three floors, and would be particularly suitable for those looking for flexible living arrangements and/or multi-generational living. It features two staircases, four bedroom suites, and two further bedrooms served by a family bathroom. To the ground floor is a feature hallway/dining area, three large reception rooms, study, cloakroom, kitchen/breakfast room, utility room, and access to the attached tandem double garage.

Amongst the usual charm and character of its era, this is a home that provides plenty of home comforts and has been extremely well cared for by the current owners during their long period of ownership, including the addition of the extension in around 2000, whilst there are opportunities to further improve should one wish to in the future.

Furthermore, this home is as much about its location and gardens as it is the house itself, with an elevated position in one of the most sought-after and highly regarded private roads in Chipstead, a spacious in-and-out driveway, and beautiful rear gardens with a full-width terrace, water feature and steps up to sweeping lawns that back on to woodland, providing a secluded, elevated position and aspect.









LOCAL AREA AND AMENITIES

Chipstead itself has retained a strong village character, with a welcoming community, local shops, cafés and pubs, together with the beautiful countryside that surrounds the village providing an abundance of opportunities for walking and outdoor pursuits. The nearby woodland and network of footpaths offer a particularly appealing backdrop for those who enjoy being outdoors, whilst Chipstead Station provides a convenient rail service for commuters.

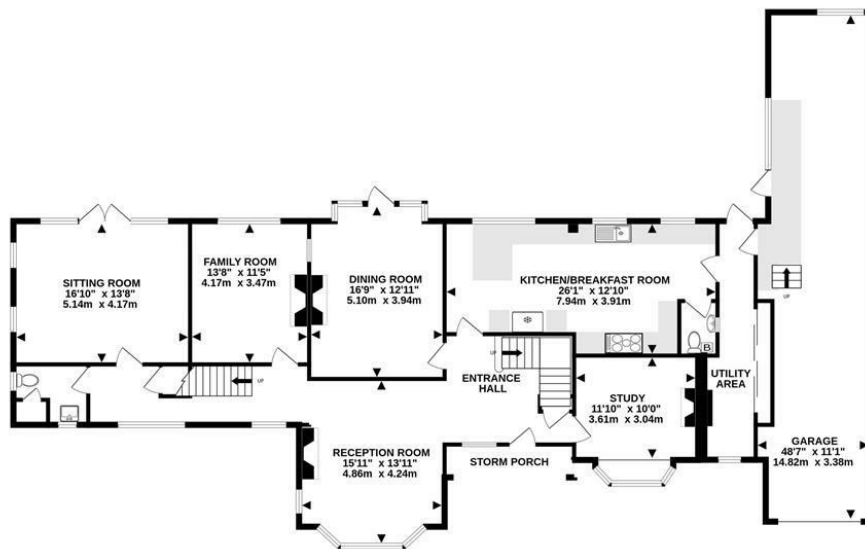
The neighbouring villages of Kingswood and Banstead are also within easy reach, providing a wider choice of shops, restaurants and amenities, whilst Coulsdon, Reigate and Epsom are readily accessible by road. For those travelling further afield, the area also offers good access to the M25 and the wider Surrey and London road network.



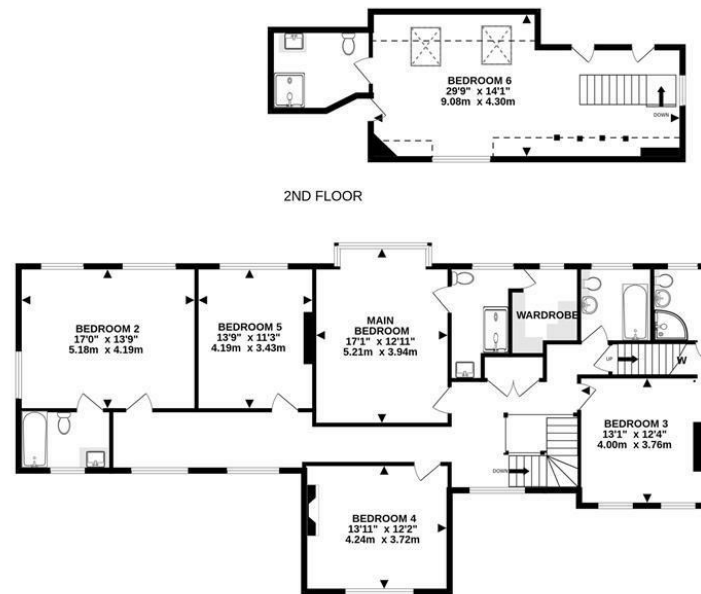
It is this combination of privacy, space, countryside and accessibility that makes Court Hill such a highly regarded address, offering the opportunity to enjoy a peaceful and established residential setting without feeling removed from everything that the surrounding area has to offer.

For further information or to arrange a private viewing please contact our sales team on 01737 817718.





GROUND FLOOR



1ST FLOOR



MAIN HOUSE 334.5 SQ.M (3600 SQ.FT) GARAGE 47.2 SQ.M (509 SQ.FT)

TOTAL FLOOR AREA : 4109 sq.ft. (381.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Brewster, 11 Court Hill

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

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