



Available for the first time since it was built by Charles Church in 1992

exclusive to

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Coulsdon 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 station.
M25 / M23 intersection 3 miles
All times and distances are approximate

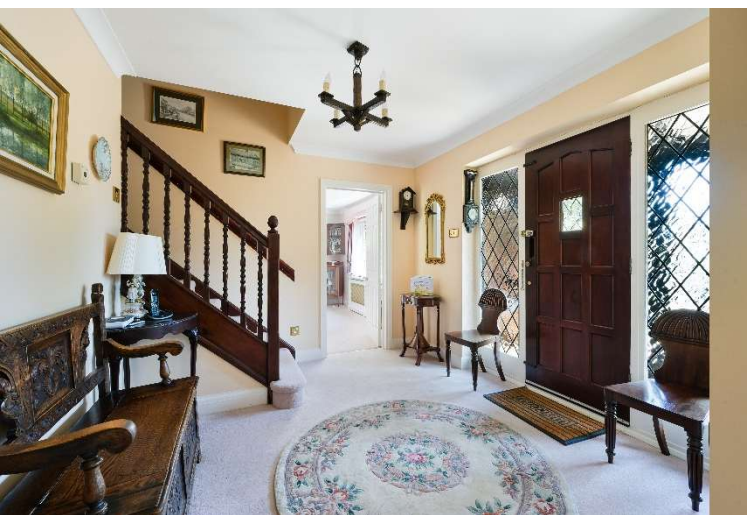
At the end of this quiet close on the Chipstead / Coulsdon border, this excellent modern house was one of just five houses built by Charles Church in 1992.

Available for the first time since new and with no onward chain, the house has a spacious design and particularly good size plot with West facing gardens.

Guide Price £1,250,000

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

banstead@richardsaunders.co.uk



- Enclosed Porch ■ Entrance Hall ■ Cloakroom ■ Sitting Room
- Conservatory ■ Dining Room ■ Kitchen – Breakfast Room ■ Utility Room
- 4 (originally designed as 5) Bedrooms ■ Bathroom ■ Separate WC
- Detached Double Garage ■ Some 70' Frontage with extensive parking
- Around 70' x 70' Rear Garden
- In all, around 0.24 Acre



The renowned quality housebuilder, Charles Church built just five detached houses in this close and it is easy to see why our clients were quick to reserve this particular house. The only one to be built on this side of the close, the property enjoyed more space in its larger plot with a Westerly aspect at the rear.

The accommodation is equally impressive, originally designed as a five bedroom house and instead arranged with four double bedrooms, two have ensuites in addition to the family bathroom.

On the ground floor, there are three generous living rooms arranged around a central hall and a conservatory was added. The oak fitted kitchen includes appliances and there is a separate breakfast room with sliding door to the garden. Enjoying natural privacy, the mature garden is terraced and offers many spots to sit and enjoy the tranquillity and there is a large terrace, ideal for those who like to host.

The broad and deep frontage has plenty of space for parking several cars, boat, caravan in addition to the detached double garage.

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



Situated at the end of this quiet close off Starrock Road, the property has excellent access to everyday amenities.

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. Coulsdon South Station is within walking distance and has faster direct rail services (21 minutes) into London.

Both Coulsdon and Banstead Village have extensive shopping; both also include a Waitrose supermarket whilst Reigate is also easily reached. The area has a choice of excellent schooling such as Chipstead Valley Primary, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

Nearby, Chipstead Village 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. The surrounding area also has a wide choice of pubs, restaurants and recreational pursuits.



TOTAL FLOOR AREA

2711 SQ FT / 251.14 SQ M



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

The many features of this fine home include:

- Attractive central hall and three living rooms
- Sitting room with brick fireplace
- Conservatory with double doors to the terrace
- Oak fitted kitchen with appliances, separate breakfast room
- Four double bedrooms, two with ensuites
- Double glazing and gas central heating
- Around 3,000 sq ft of accommodation
- Lovely West-facing rear garden with large terrace
- Plenty of parking for several cars, boat, caravan
- The only house built on this side of the close
- Potential for further extension, subject to consents
- Available with no onward chain

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

Energy efficiency class

79 C

82 B

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.

