



Sought-after private road location, backing onto Park Downs

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Chipstead CR5 3

London 16 miles
Banstead Village 2 miles Coulsdon 2 miles Reigate 6 miles
London by rail 45 minutes from Chipstead (a 5-minute walk) or
21 minutes from Coulsdon South (2 miles away)
M25 / M23 intersection 3 miles
All times and distances are approximate

In this sought-after private road and backing onto Park Downs, this impressive detached house has Arts and Crafts character and wonderful Westerly-facing gardens.

A substantial family home of over 3,300 square feet, sympathetically refurbished and extended. Viewing is essential.

Offers invited in excess of £1,500,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Hall ■ Sitting Room ■ Study ■ Dining Room ■ Garden Room
- Kitchen – Breakfast - Family Room ■ Utility Room ■ Cloakroom
- 4 Bedrooms ■ Ensuite Shower Room ■ Family Bathroom
- Garage and Driveway Parking
- Frontage of some 75' ■ Around 140' x 70' Rear Garden
- In total, around 0.3 Acre



For those who prefer the authentic charm and character of a period home, this substantial detached house will not disappoint. Individually designed and built around 1920, the house has a wealth of Arts and Crafts features throughout.

The owners have taken great care to protect that character whilst extending and refurbishing the house to introduce modern convenience and luxuries. The ground floor boasts four living rooms, three of which have double doors leading out to the rear garden. There are solid oak and herringbone reclaimed Lubelska terracotta tiled floors and the hub of the home, the kitchen – breakfast – family room is bespoke fitted with granite surfaces and island and an Aga stove. There are perfect spaces here for entertaining. Upstairs, four double bedrooms are served by a huge family bathroom with separate shower and there is an ensuite shower room and a boxroom or study too.

Surely one of the main features, the secluded gardens enjoy a Westerly aspect and are landscaped for all season display. The large gazebo has an elevated setting with stunning views to Banstead Woods and there is a gate leading out to Park Downs.





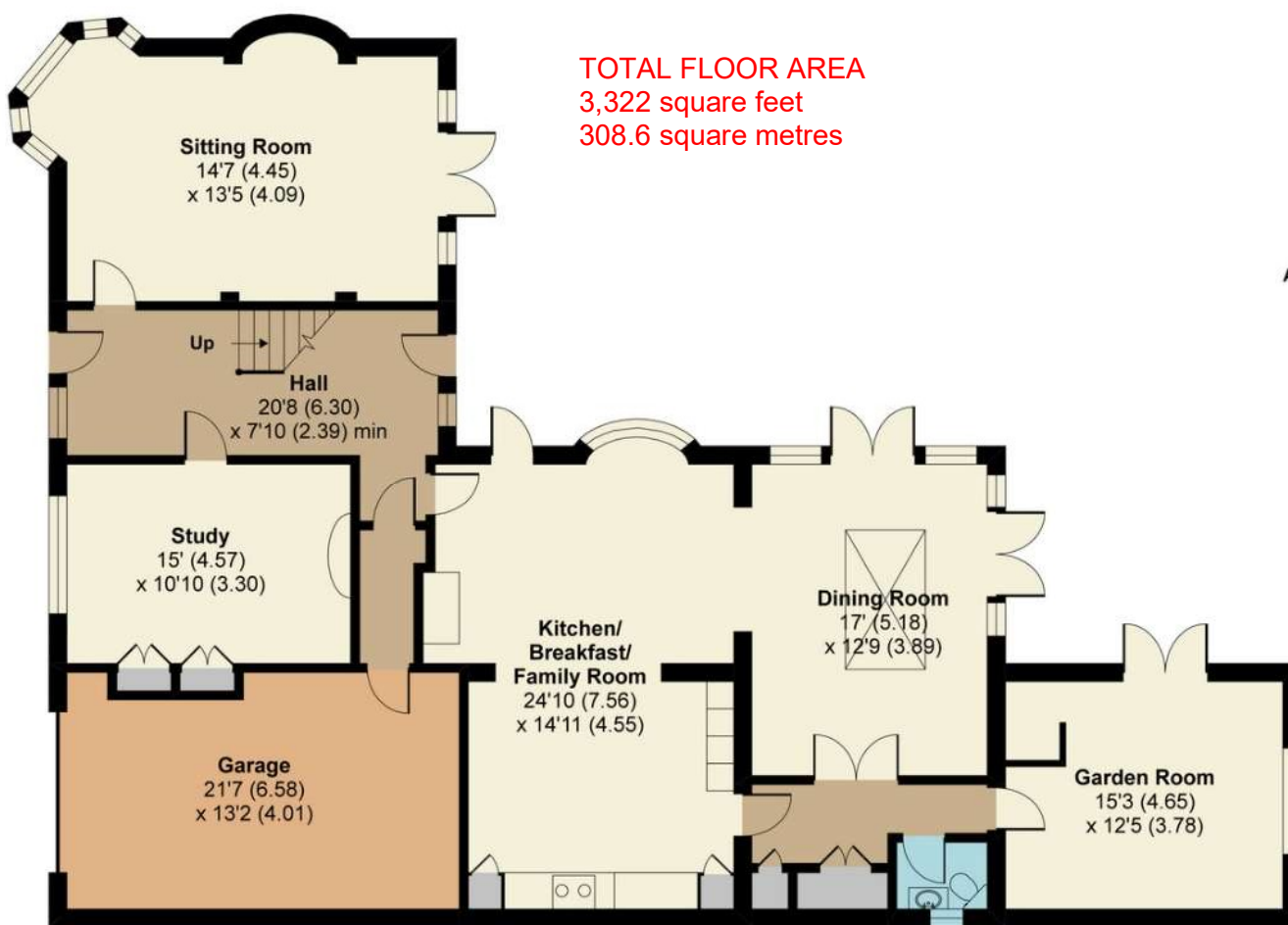
On the border of Chipstead and Banstead, this desirable private 'no-through' road offers tranquillity combined with excellent connectivity.

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. Just a few minutes' walk, Chipstead Station has direct services to London Bridge and Victoria, and within a short drive, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

Chipstead station parade has local shopping whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Chipstead Valley Primary, 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 and football, 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.

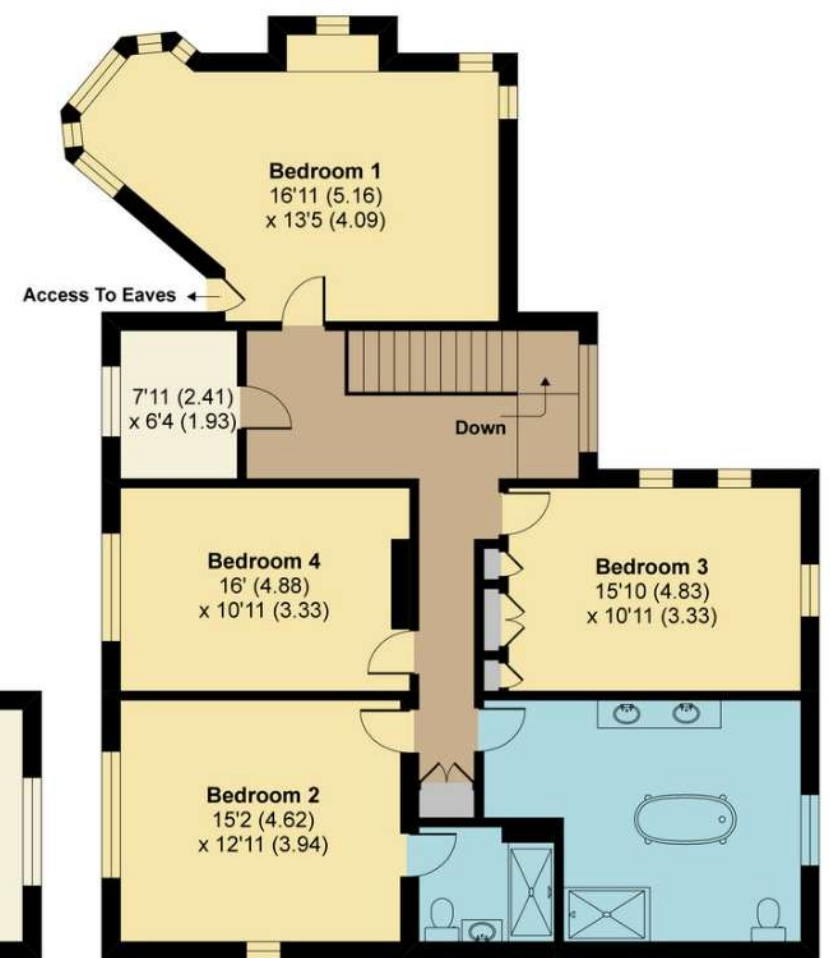




GROUND FLOOR

The many features of this fine home include:

- A home of authentic old-world charm and character
- Sought-after private, 'no-through' road location
- Sympathetically extended and refurbished
- Four double bedrooms and box room/study
- Wonderful gardens backing onto Park Downs
- Beamed ceilings and original fireplaces
- Four living rooms, three have access to the gardens
- Farmhouse style kitchen with granite and Aga stove
- Luxury bathroom and ensuite shower room
- Large gazebo, perfect for entertaining



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead
 Council Tax Band: G
 Broadband: Full Fibre Broadband
 All mains services
 To the best of our knowledge

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