

Kennedys'

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16, Woodfield Hill
Coulston
CR5 3EN

Behind electric sliding entrance gates, this newly refurbished four-bedroom detached cottage-style home offers a charming blend of character and modern style. With around 2,200 sq ft of well-presented accommodation and a generous rear garden with terraces and detached garage, the property is offered with no onward chain and is an easy commute to central London, Gatwick airport and surrounding areas.

£995,000



- Newly refurbished four-bedroom detached cottage-style home
- Two spacious reception rooms plus home office
- Character features blended with modern contemporary finishes
- Detached garage with secondary gated access
- *No Onward Chain*
- Around 2,200 sq ft of well-balanced accommodation
- Electric sliding entrance gates with resin-bonded driveway
- Main bedroom with dressing room and en-suite
- Good commuter links and local schools
- Viewing by appointment only



PROPERTY DESCRIPTION

Approaching any property by way of an electrically operated sliding gates onto a generously proportioned, resin-bonded driveway sets an immediately impressive tone. One might anticipate a contemporary new-build beyond, yet what awaits is far more enchanting. A handsome four bedroom detached home of considerable character, distinguished by three gables and an inviting south-west facing ranch-style veranda overlooking a substantial and mature front garden laid to lawn.

The sense of delightful surprise continues upon entry, where timeless period features - exposed oak beams and elegant fireplace surrounds - harmonise effortlessly with a refined modern aesthetic. Abundant modern, light features include; recessed downlighters, contemporary glazed doors, high-performance double glazing and a recently installed gas-fired central heating system create an atmosphere of understated modernity throughout this impeccably presented home.

The sleek, handleless kitchen, finished with coordinating work surfaces, offers extensive bespoke storage, a sociable breakfast bar and a freestanding range cooker with gas hob. The bathrooms, predominantly appointed with Porcelanosa sanitary ware and tiling, have been newly fitted to the highest standards of style and comfort. The property is offered with the considerable advantage of no onward chain.

Extending to approximately 2,200 square feet including the detached garage, the accommodation is exceptionally well-proportioned. The ground floor comprises a welcoming entrance hall, practical boot room, dedicated home office, cloakroom, the aforementioned kitchens with views over the rear garden, and two impressive dual-aspect reception rooms, both opening via modern glazed doors onto the garden. To the first floor are four bedrooms, the principle suite benefiting from a fitted dressing room with bespoke cabinetry and luxurious en-suite bathroom with twin basins, complemented by a family bathroom and separate shower room.

As impressive as the frontage, drive and flanking lawns are, the rear garden holds its own, with large patio terrace across the width of the house, leading to a central lawn area, with a further upper terrace and side door to the detached garage, which is accessed from the driveway via a secondary gate. A separate garden









PROPERTY DESCRIPTION

shed is tucked to the opposite side of the property.

The village of Chipstead is a beautiful location surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. Further afield there is racing at Epsom and golf at Chipstead, Walton Heath, Kingswood and Woodcote Park. There are excellent commuter routes available, A23, A217, M23, M25 whilst Chipstead Station provides reliable commuter links to London, with faster links available at nearby Coulsdon South. The nearby market towns of Reigate and Banstead provide a comprehensive range of shops, boutiques, cafes and restaurants including Waitrose, M&S Simply Food, Pizza Express, Costa and Café Nero name but a few.

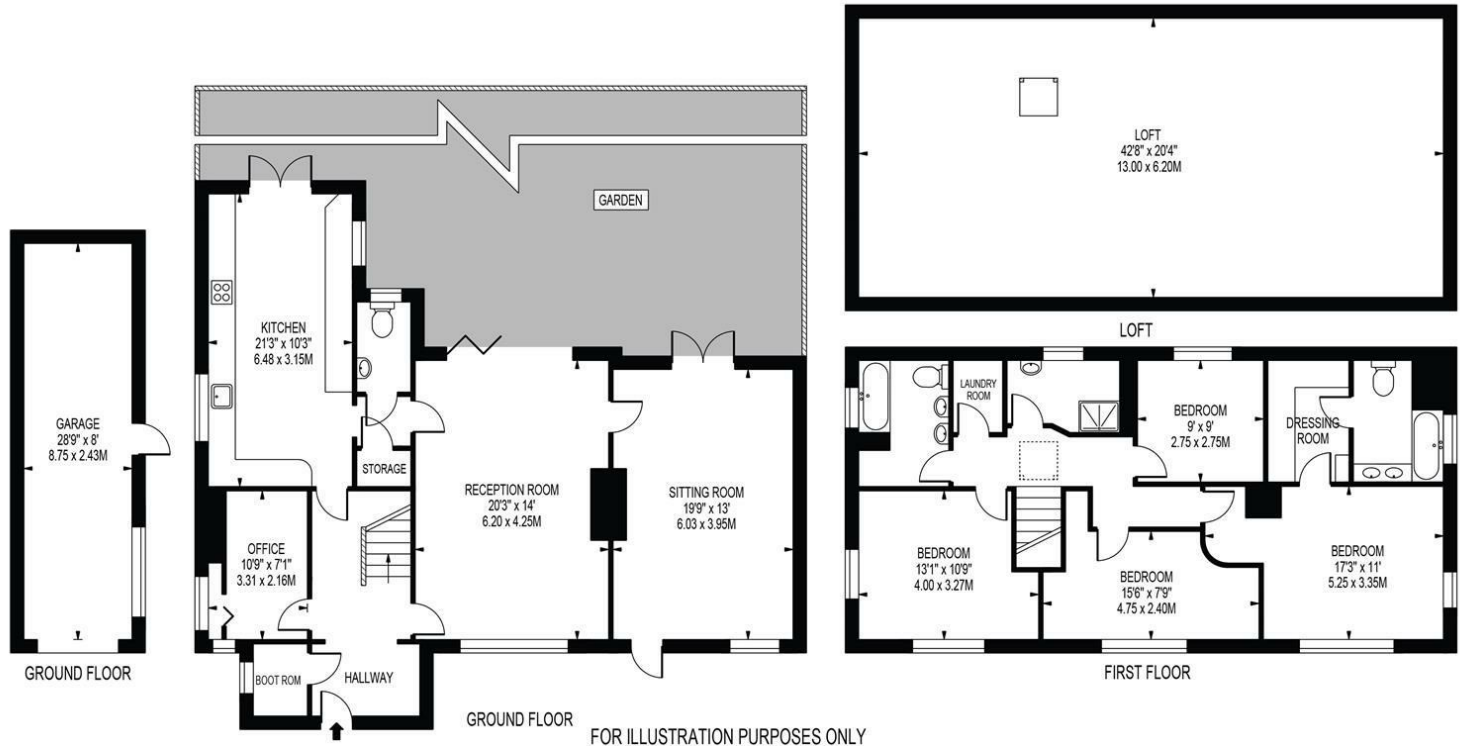
The area is particularly well served with both state and independent schools for all ages including Aberdour, Whitgift, City of London Freemans, Epsom College, Woldingham Girls School, Dunottar and Reigate Grammar to name but a few. The White Hart and The Ramblers Rest public houses are two local establishments 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.

Coulsdon which is also nearby 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. The town has a bustling high street with shops, cafés, and a Waitrose, while well-regarded schools like Chipstead Valley Primary and Woodcote High make it a popular choice for families seeking both convenience and green space.

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

WOODFIELD HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1924 SQ FT - 178.75 SQ M
 (EXCLUDING GARAGE & LOFT)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 229 SQ FT - 21.26 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF LOFT: 868 SQ FT - 80.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
		60	79

England & Wales E.U. Directive 2002/91/EC

16, Woodfield Hill

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

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

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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