



224 Chipstead Way, Banstead, SM7 3LQ

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- Detached Refurbished and Extended Family Home
- Four Double Bedroom With Ensuite Bath/Shower Rooms
- Office/Bedroom Five
- Playroom & Cinema Room With Full Surround Sound System
- Stunning Kitchen/Diner/Family Room
- Utility Room & Downstairs Cloakroom
- Garden Room Ideal For A Gym/Office/Games Room
- Sixteen Solar Panels With 10kW Electric Solar Batteries
- Gated Driveway With Parking For Several Cars & EV Charger & Double Garage With EV Charger
- Walking Distance To Chipstead Railway Station

£1,495,000 Freehold



DESCRIPTION

This exceptional family residence has been thoughtfully extended and comprehensively refurbished to an outstanding standard, with meticulous attention to detail throughout. Set behind secure electric gates, the property makes an impressive first impression, with a striking atrium style entrance hall.

The ground floor offers a dedicated playroom and a cinema room with a full surround sound system, and in addition an office, or fifth bedroom, together with a shower room and integral double garage with EV charging point.

Double doors lead into the spectacular open-plan kitchen, family and dining room. Designed for both family life and entertaining, this impressive space features bi-fold doors opening onto the west facing rear garden, a large roof lantern, porcelain flooring, underfloor heating, contemporary cabinetry, quartz work surfaces, a Quooker tap and a combination of Neff appliances. Integrated task and mood lighting, air conditioning and a comprehensive sound system further enhance this exceptional space. A well appointed utility room, complete with a second oven, provides an additional practical space with side access to both the front and rear gardens.

The first floor provides four generously proportioned double bedrooms, all benefiting from beautifully appointed ensuite bath or shower rooms. The principal bedroom is particularly impressive, featuring a luxurious ensuite bathroom and shower room, separate dressing room and air conditioning.

The west facing rear garden has been designed with entertaining in mind, incorporating a fire pit, pergola, extensive lighting and drainage infrastructure ready for the installation of an outdoor kitchen. The garden is predominantly laid to lawn and is framed by mature trees and shrubs, creating a private setting. A detached garden room provides a flexible space suitable for a gym, office, or games room. Electric gates, ample parking and EV charging complete the exterior of this exceptional contemporary home.

SETTING

On the borders of Chipstead and Banstead, this family home benefits from easy access to both Chipstead & Banstead. Chipstead is an attractive, historic village lying on the top of the North Downs, just south of London and is perfectly situated for easy access to the M25, Central London and Gatwick Airport. Chipstead Station is within walking distance and offers direct train services to London Bridge.

Whilst being a commuter's dream, Chipstead is tranquil and friendly with beautiful surroundings to explore. There are several sports clubs, including a tennis club, bowls and Chipstead Golf Club's 18 hole course. Well-regarded state schools and independent schools also serve the area. These include the Chipstead Valley school which is Ofsted outstanding, Aberdour and Chinthurst to name just a few. Banstead village has over a hundred shops, cafes, restaurants and bars including Waitrose Supermarket.

There are also numerous stables nearby and scenic walks through parks and woodlands the moment you step outside your front door. The Ramblers Rest public house, a beautiful 13th century building with a well-earned reputation for delicious food is within walking distance. Another focal point of the village is the parade of shops leading to the station with a range of amenities including a local Tescos which is within walking distance.





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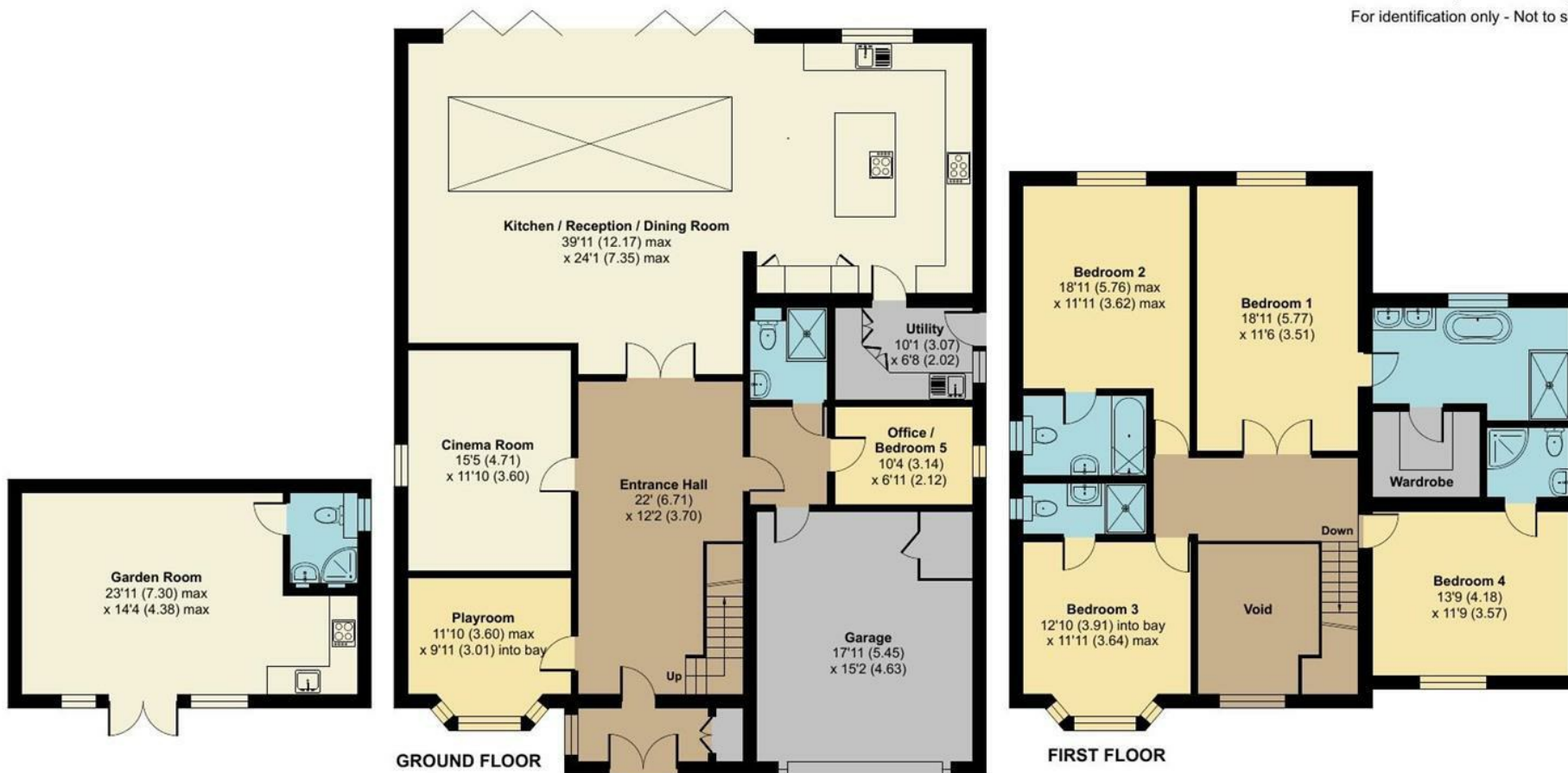
Approximate Area = 2892 sq ft / 268.6 sq m (excludes void)

Garage = 275 sq ft / 25.5 sq m

Garden Room = 344 sq ft / 31.9 sq m

Total = 3511 sq ft / 326 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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