



One of Chipstead's most desirable locations

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**Lissoms Road
Chipstead
CR5 3**

London 16 miles
Banstead Village 3 miles Reigate 6 miles Coulsdon 1.5 miles
London by rail 21 minutes from Coulsdon South (1.7 miles away)
or 45 minutes from Chipstead (a 10-minute walk).
M25 / M23 intersection 3 miles
All times and distances are approximate

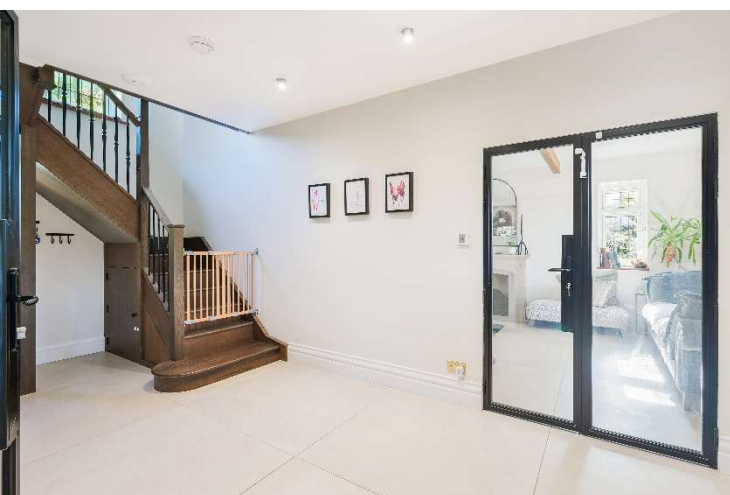
One of just a few substantial houses in this sought-after village road, an impressive detached house set in a level, half an acre plot.

Refurbished throughout to create an excellent 4 or 5 bedroom family home with many refinements and luxuries.

£1,750,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Reception Hall ■ Sitting Room ■ Study / Family Room ■ Garden Room
- Open plan Kitchen – Dining Room ■ Utility Room ■ Downstairs Cloakroom
- 4 Bedrooms, 3 Bathrooms, (2 Large En-suites)
- The Principal Suite includes a Dressing Room, originally Bedroom 5
- Double Garage ■ Frontage of some 90' with custom electric gates ■ Solar panels and battery storage ■ Sonos system downstairs & outside ■ Some 215' x 75' Rear Garden



This fine detached house was built in the 1930's on a spacious, level plot of half an acre with a broad frontage to this quiet, tree-lined road.

Comprehensively refurbished in recent years, the house now provides a stylish and contemporary family home of over 2,600 square feet. Cream porcelain flooring flows throughout the ground floor with the advantage of underfloor heating. Combined with the fresh décor, this creates a wonderful bright ambiance to all living rooms. The kitchen is fitted with a Shaker style range of cabinets with quartz-granite surfaces and integrated appliances.

There are four double bedrooms and two have luxury ensembles in addition to the family bathroom. The principal bedroom also has a fitted, walk-in dressing room which was originally the fifth bedroom and could be re-instated if preferred.

The gardens are certainly a feature, extending to some 215', naturally secluded and level. The broad frontage has automated double gates leading to a drive for parking in addition to a double garage.





Close to Chipstead Golf Club, this property has a prestigious location in one of Chipstead Village's finest, level roads.

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. Chipstead Station has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

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



TOTAL FLOOR AREA

2,634 square feet
244.6 square metres



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- A characterful and refurbished family home
- Contemporary 'Shaker' kitchen with granite
- Integrated appliances and island counter
- Porcelain tiling with underfloor heating to ground floor
- Classical style stone fireplace with gas fire
- Up to 5 bedrooms if preferred, two with ensembles
- Luxury bathrooms and shower room
- Double garage and deep frontage with automated gates
- Wonderful rear garden, over 200' in length
- Sought after village location in a quiet, level road

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

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