



Magnificent period home in this rural setting

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High Road Chipstead CR5

London 17 miles
Banstead Village 4 miles Reigate 6 miles
London by rail 21 minutes from Coulsdon South
or 45 minutes from Chipstead.
M25 / M23 intersection 3 miles
All times and distances are approximate

Set amidst rolling North Downs countryside, a magnificent period home, forming a wing of this historic Grade II listed mansion.

Imaginatively refurbished in recent years, this substantial family home retains tremendous character and comes with the benefit of around 1.65 acres of the beautiful grounds.

£1,500,000

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

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- Entrance Hall ▪ Sitting Room ▪ Family Room ▪ Dining Hall
- Kitchen ▪ Extensive Basement of 5 Rooms
- Principal Bedroom with Ensuite and Wetroom Shower
- 3 further Bedrooms and 2 Bathrooms including Guest Suite ▪ Mezzanine Study
- Garage ▪ 2 Carport spaces ▪ Gated Drive and Visitors Parking
- Full width Terrace ▪ Extensive lawned Gardens ▪ Paddock
- In all, around 1.65 Acres ▪ Additional lawned Communal Gardens



From its Georgian origins, Shabden Park was transformed in 1870 to its current splendour in the French Renaissance style, the work of 19th century architect Edward Barry. Once the home of Lord Marshall, then Lord Mayor of London, Shabden Park has welcomed many distinguished visitors including the future Kings Edward VIII, George VI and the Duke of Kent. Shabden Park is now Grade II listed.

Shabden Park was carefully divided around 1978 into seven distinctive homes, each enjoying a high degree of privacy from its neighbours. Our clients' home enjoys mainly a South-West aspect and features one of the grand reception rooms and the magnificent main staircase. Imaginatively refurbished over the past 25 years, the property is beautifully presented with contemporary luxury finishes alongside breathtaking period character features. The extensive basement offers untapped potential for further development.

Though automatic gates and over a long, winding drive there is a garage and two carport spaces in addition to ample visitors parking. A flagstone path leads you to the front door and the private elevated terrace offers views over its beautiful lawned gardens, sheltered by high hedgerows. There is also a paddock.

Arrange your viewing through the sole agents, [Richard Saunders and Company of Banstead 01737 363333](#)





On the Southern edge of the village and encompassed by glorious North Downs countryside, the property offers exceptional accessibility.

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 is within walking distance and 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 retains 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.

There is abundant open countryside for walking, cycling and riding with numerous liverys in the area. The White Hart village pub-restaurant is around half a mile away.



Tenure: Leasehold 999 years from 1978
 Total Service Charges: £2,940 pa
 Local Authority: Reigate and Banstead BC
 Council Tax Band: G
 Broadband: Full Fibre Broadband
 All mains services
 Shabden Park is Grade II listed
 To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

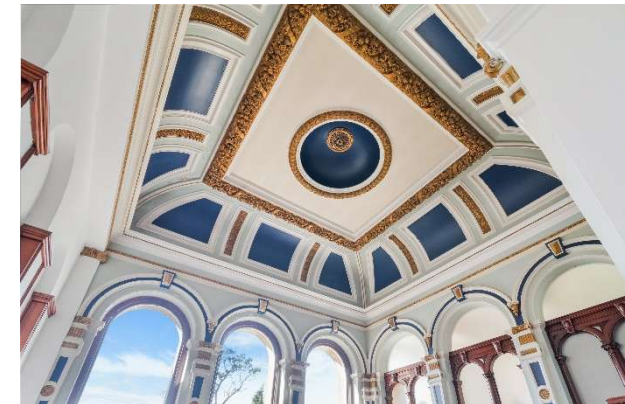
TOTAL FLOOR AREA

4,123 SQ FT / 383 SQ M



The many features of this fine home include:

- Ornate, high ceilings and decorated plasterwork
- Magnificent original staircase and oak panelling
- Spacious, vaulted sitting room with fireplace and stove
- Family room with period stone fireplace
- Crisp, contemporary kitchen with appliances and hot tap
- Lasso cast iron radiators with handmade brass valves
- Lutron programmable and dimmable mood lighting
- Luxury principal ensuite and wetroom shower
- Extensive basement with untapped potential
- Beautiful park-like grounds with paddock
- A luxury family home and perfect for entertaining
- Wonderful rural location on the edge of the village



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.

