



A delightful house of character with tremendous potential

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Chipstead CR5

London 16 miles
Banstead Village 3 miles Reigate 6 miles Coulsdon 1 mile
London by rail 21 minutes from Coulsdon South
or 45 minutes from Chipstead
M25 / M23 intersection 3 miles
All times and distances are approximate

In this desirable Chipstead Village location, a detached house of authentic character set in wonderful gardens, in all over half an acre.

Available for the first time in thirty years, the house offers its new owners tremendous potential to extend and update the house, in a location with plenty of 'value headroom'.

Price £1,150,000

View by appointment please, exclusively through
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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Kitchen – Breakfast Room ■ Utility Area and WC ■ Utility Room with Shower
- 3 Bedrooms ■ Bedroom 4 / Study ■ Family Bathroom
- Double Garage ■ Some 90' Frontage ■ Around 195' (d) x 90' (w) Rear Garden
- In total, around 0.55 acre



Individually designed this house was bespoke built in 1956, in a style and to a finish that intentionally reflects the character and appearance of an older Surrey cottage.

The interior is particularly bright by virtue of the large, leaded-light windows that give effortless views over the gardens. There are impressive reception rooms and a Minster style fireplace in the sitting room. The kitchen is modern fitted with integrated appliances and there is an extensive utility area. Upstairs there are three double bedrooms and a single bedroom, nursery or study as well as a family bathroom.

Undoubtedly, the gardens are one of the main features of this property, being level, secluded and planted for stunning all-season display. Of interest to gardeners, there are three greenhouses, two sheds and a summerhouse and there are so many places to sit and enjoy the South-West aspect and tranquillity. The broad frontage has a sweeping driveway and beautiful gardens.

The plot width and depth of the 0.55 acre plot allow for substantial extension if desired, subject to consents.



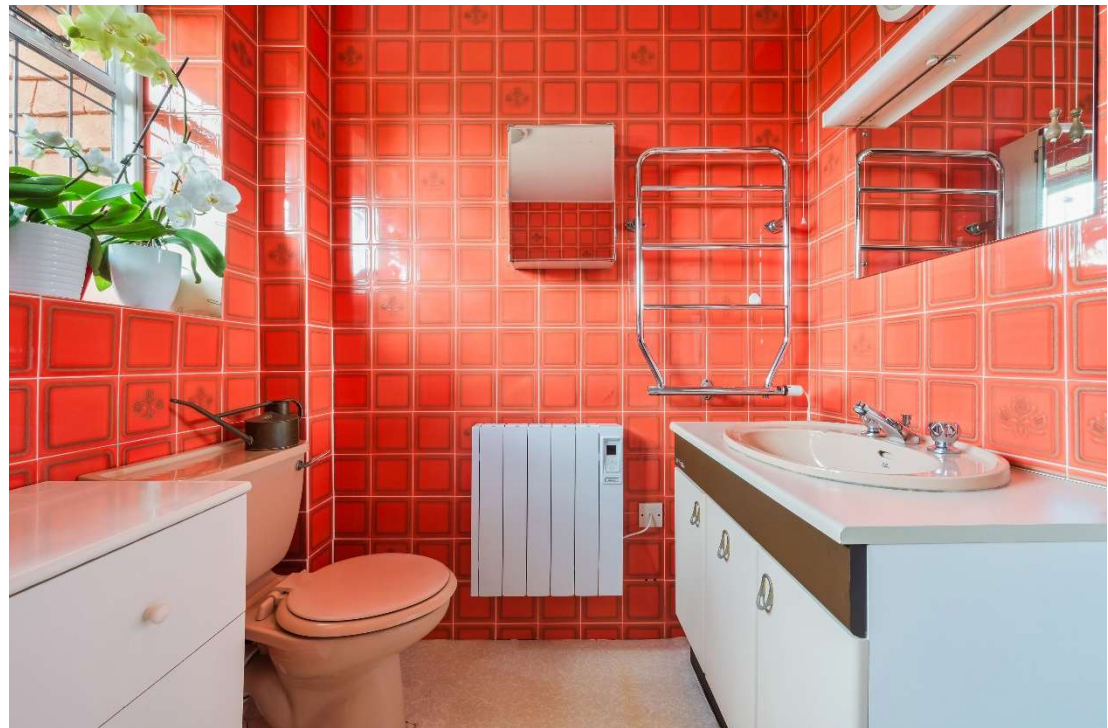


High on the North Downs and in a prime Chipstead Village location, the property also has remarkable accessibility.

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. You could choose either Chipstead station or Coulsdon South for direct services to London Bridge and Victoria, the latter offering faster services.

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

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, tennis, padel 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.



The many features of this fine home include:

- Tremendous potential for upscaling
- Wonderful gardens, South-West aspect at the rear
- Well maintained and improved family home
- Sweeping driveway providing ample parking
- Large double garage and great storage
- Gas central heating with recent new boiler
- Wonderful level gardens with natural privacy
- Several garden outbuildings
- Available for the first time in over 30 years
- Sought after Chipstead Village setting

Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: G
Broadband: Part Fibre Broadband
Services: All mains services are connected

To the best of our knowledge
on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA
2,578 SQ FT / 239.4 SQ M

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