

Kennedys'

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Tangmere
2 Highwold
Chipstead
CR5 3LG

If you are searching for a substantial and handsome five-bedroom detached home, finished to an exceptional standard and occupying a commanding, west-facing elevated plot on one of Chipstead's most sought-after roads, look no further. Allow us to introduce you to Tangmere.

£1,675,000



5



3



5



4

- Substantial family home
- Beautifully finished open plan kitchen
- Large principal suite with en-suite and walk-in wardrobe
- Located on one of Chipstead's most sought after roads

- Large elevated westerly plot
- Accommodation over three floors
- Carriage driveway
- Viewings by appointment only





PROPERTY DESCRIPTION

Tangmere offers an exceptional balance of stylish open-plan living and versatile private spaces, creating a home perfectly suited to modern family life. At its heart is the stunning contemporary kitchen, dining and living area—a truly impressive space where natural light pours in from the west-facing garden. Complete with a feature log burner, this inviting room provides a warm and welcoming hub for family life and entertaining all year round.

Complementing this is a spacious formal sitting room, which also accommodates a dining area, together with a dedicated home office overlooking the garden and a separate cinema room, offering flexible spaces to suit every lifestyle.

The first floor is centred around the luxurious principal suite, featuring a balcony with views across the extensive rear garden, a generous walk-in wardrobe and a beautifully appointed en-suite bathroom. Three further double bedrooms are also located on this floor, one with its own en-suite, alongside a family bathroom and an attractive library with additional study area.

Occupying the entire top floor, the impressive loft suite spans the full width of the house and provides a superb fifth bedroom with full en-suite.

The thoughtfully designed layout continues with a practical boot room leading directly from the kitchen to the garden. Outside, a full-width terrace provides the perfect setting for al fresco dining and entertaining, overlooking a beautifully maintained lawn that stretches to a peaceful pergola draped with a mature grapevine. A substantial gazebo with log burner creates an additional outdoor entertaining space throughout the seasons. The rear of the garden offers fruit trees, a children's play area, a shed and log store, together with a summer house currently used as a gym.







PROPERTY DESCRIPTION

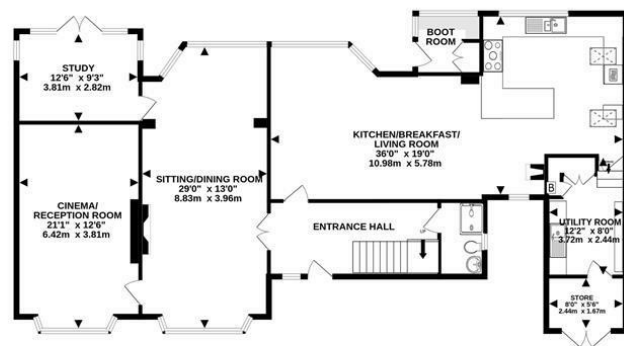
To the front, Tangmere enjoys excellent kerb appeal, with a sweeping gravel carriage driveway providing ample parking and access to the quiet, tree-lined setting of Highwold.

Chipstead village is very well connected with journeys to London in about 45 minutes from the local train station or 25 minutes from the nearby Coulsdon South. The parade of shops provides post office, vets, wine bar and bistro along with other independent traders. More comprehensive shopping can be found in the nearby Banstead village or Coulsdon town, both of which have a Waitrose.

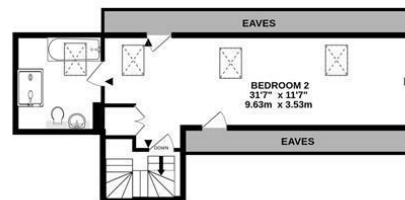
Excellent schooling is available nearby in both the state and independent sectors, while the area also offers an outstanding range of recreational facilities for all ages. These include Chipstead's well-regarded tennis, cricket, rugby, football, bowls and golf club. The property is within easy walking distance of the popular White Hart pub, a favourite with local residents, as well as the Courtyard Theatre – a much loved community venue that celebrated its centenary in 2024.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718.

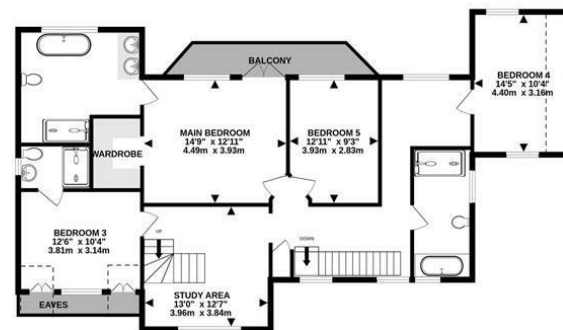




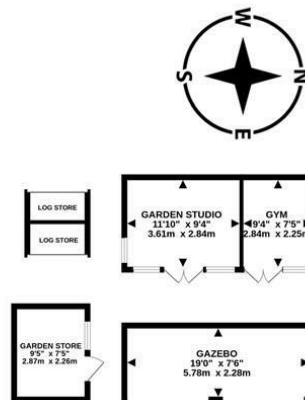
GROUND FLOOR



2ND FLOOR



1ST FLOOR



OUTBUILDINGS



MAIN HOUSE 303.7 SQ.M (3269 SQ.FT) OUTBUILDINGS 39.9 SQ.M (429 SQ.FT)

TOTAL FLOOR AREA : 3698 sq.ft. (343.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tangmere, 2 Highwold, Chipstead

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: Reigate and Banstead
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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