

In an elevated setting enjoying wonderful views to Banstead Woods

exclusive to

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Chipstead
CR5

London 17 miles
Banstead Village 2 miles Reigate 6 miles
London by rail 21 minutes from Coulsdon South
or 45 minutes from Chipstead (2-minute walk)
M25 / M23 intersection 3 miles
All times and distances are approximate

Elevated in its plot of over half an acre and with wonderful views, this outstanding new home has just been completed to an exceptional, bespoke finish.

Sure to impress, this sophisticated property is perfect for modern family life and entertaining, in a private and secure setting, yet with excellent connectivity.

Price £1,750,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Open plan Kitchen – Dining – Family Room
- Utility Room
- 5 Bedrooms and 3 Bath / Shower Rooms including Principal and Second Suites
- Loft Room
- Detached Gym / Office / Studio
- Detached Double Garage
- Store Room
- Two Single Garages
- Deep Frontage of 150’ x 100’ with Driveway with Parking
- Extensive Gardens
- In all, around 0.55 acre









On buying the original property on this generous site of over half an acre, our clients had a vision of the home they would seek to create. A few years later and their dream became a reality; an outstanding new home encompassed by newly landscaped gardens with a high degree of privacy and wonderful countryside views.

If driving up the winding, newly laid driveway hasn't already impressed you, then as you step through the expensive, cantilever front door into the spacious and beautifully appointed interior, you will understand the extraordinary lengths our clients have gone to. Large windows afford beautiful views to each side and oak parquet flooring flows throughout most of the ground floor.

A sophisticated kitchen with Shaker cabinets and quartz-granite has Neff appliances. Large sliding doors open to a level, wrap-round terrace with spa bath and covered lounge, creating a perfect indoor/outdoor arrangement for those who love to host. There are five double bedrooms, all but one have wardrobes and two have luxury ensuites in addition to the family bathroom, all from Porcelanosa. A folding ladder leads up to a useful loft room.

Hidden from view, there is a large double garage and store room, and there are two further single garages. The substantial detached building is arranged as a great gym, or could be a studio, office or annexe.

Due to our clients' relocation, this exceptional new home is now available with no onward chain.



In an elevated setting, the property enjoys tranquillity and wonderful countryside views, whilst offering excellent connectivity for all aspects of modern family life.

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, whilst just two miles away, 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 Chipstead Valley Primary, 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 theatre 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 liveries in the area. Both the Ramblers Rest and White Hart pub-restaurants are both nearby.





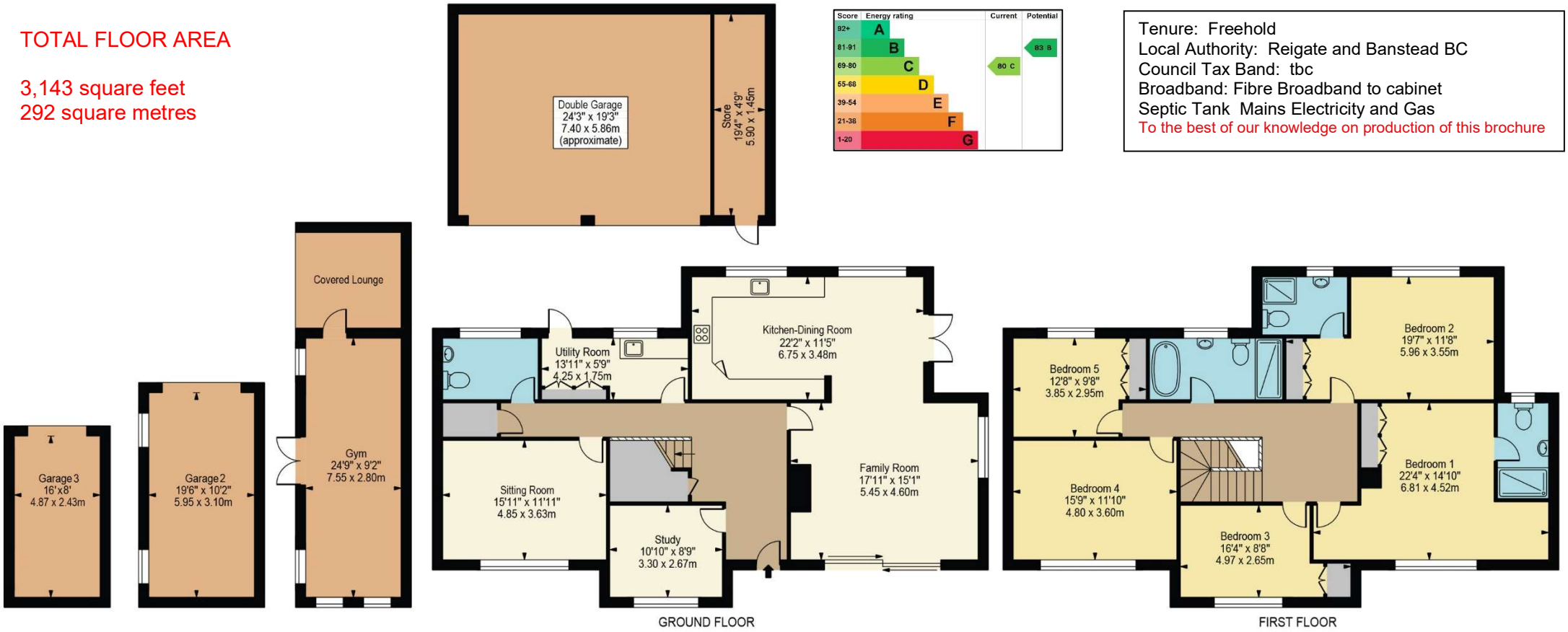






TOTAL FLOOR AREA

3,143 square feet
292 square metres



Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: tbc
Broadband: Fibre Broadband to cabinet
Septic Tank Mains Electricity and Gas
To the best of our knowledge on production of this brochure

The many features of this fine home include:

- Elevated setting with privacy and outstanding countryside views
- Bespoke contemporary kitchen with quartz-granite and Neff appliances
- Large sliding doors and double doors lead to the terrace
- Five double bedrooms, four with fitted wardrobes, two with ensuites
- Lovely gardens, landscaped and freshly planted for all season display
- Sophisticated and luxurious new home of over 3,000 sq ft
- Spacious, open plan dining and family room with wood-burning stove
- Three luxury bath / shower rooms from Porcelanosa
- Excellent detached gym, suitable for office, studio or annexe
- Huge terrace, spa tub and covered lounge, perfect for entertaining

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.





