



Rickman Hill Road | Chipstead | Coulsdon | CR5 3LB

Asking Price £1,699,950

**BOND & SHERWILL**  
EST. 1908

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Coulsdon | CR5 3LB  
Asking Price £1,699,950

Occupying a rare corner plot on one of Chipstead's most exclusive roads this luxury, six bedroom, detached, recently extended property includes a detached annexe and comes to the market in stunning condition.

Approaching the front of this incredible property you will note that well-kept hedges provide an impressive degree of seclusion. Looking over an attractive, colourful front garden you will see towering columns marking the entrance into a porch with porcelain tiled flooring and hand-crafted window shutters. An entrance hall then opens up to reveal a ground-floor including a contemporary dual-aspect kitchen-diner with integrated appliances, triple-aspect utility room, family room, integral garage with electric roller door, shower room and under-floor heating.

Pausing, you will take in the finer details. The way rooms are designed to allow light and space to flow over you. You will then marvel at the 28 foot by 21 foot quadruple-aspect lounge and consider how the capacious living space can be extended even further for parties and functions by opening the impressive bi-fold doors and utilising the expansive patio area.

Turning your attention to the first-floor, you will undoubtedly be impressed by the four double bedrooms including the master which features an en-suite. You will also find another bathroom before pausing to appreciate the view from the feature window looking out over the beautiful grounds.

Exploring further, on the second-floor you will find two further dual-aspect bedrooms along with a spacious shower room.

Taking your time to walk around the grounds themselves, you will find a detached annexe to the rear which includes its own shower room and open-plan kitchen. Walking back out to the rear garden, you will recognise features of the property from Bond & Sherwill's exclusive professionally produced video tour.

Chipstead Village is a popular and exclusive village benefiting from good proximity to a host of independent schools and highly-rated state schools. The numerous green spaces within the local area include the famous Farthing Downs and offer the ideal opportunity for walks while there are also plenty of staples and equestrian facilities. The village also benefits from a tennis club and Chipstead Golf Club.

Shops can be found at Chipstead parade while further amenities, restaurants and shopping opportunities can be found in Banstead & Coulsdon. The M23/M25 interchange provides access to the national motorway network including places such as Heathrow & Gatwick.

Chipstead Railway Station can be used for services to London Bridge while Coulsdon South Railway Station can be used for Thameslink and access into London Victoria, Kings Cross, St. Pancras, Farringdon, Brighton, East Croydon and a host of addition destinations.

#### Lounge

The lounge is open-plan with the kitchen/diner, quadruple-aspect and includes double-glazed bi-fold doors with integrated blinds, double-glazed Georgian-style window, wooden flooring, skylight, three double-glazed Georgian-style windows with hand-crafted shutters, two internal windows to games room, down-lights and smoke alarm.





### **Annexe Shower Room**

The annexe's shower room includes porcelain tiled flooring, partially porcelain tiled walls, shower enclosure with waterfall shower head, wall-fixed controls & shower hose attachment, chrome heated towel rail, double-glazed opaque single-casement window, low-level W.C with dual-flush, wash-hand basin with stainless-steel mixer tap, down-lights and extractor fan.

### **Rear Garden**

The rear garden is partially laid to lawn and partially laid to Brazilian slate tiles. features include power, lighting, patio area, water tap, two decked areas and a range of plants, trees & hedges.

### **Porch**

The porch is dual-aspect and includes porcelain tiled floor, double-glazed Georgian-style single-casement window with hand-crafted shutter and motion-sensor down-lights.

### **Hallway**

The hallway includes wooden flooring, stairs ascending to first-floor, two cupboards, cupboard housing electric meter, smoke alarm and motion-sensor down-lights.

### **Family Room**

The family room is dual-aspect and includes double-glazed two-casement window with hand-crafter shutter, double-glazed single-casement Georgian-style window with hand-crafted shutter, double-glazed Georgian-style window with shutter, wooden flooring and down-lights.

### **Kitchen/Diner**

The kitchen/diner is open-plan with the lounge, dual-aspect and includes wall & base units with quartz work surface area, inset one & a half bowl sink with stainless-steel mixer tap, porcelain tiled floor, island with quartz work surface area, integrated Bosch microwave & oven, integrated dishwasher, integrated wine cooler, American-style fridge-freezer, five-ring electric induction cooker, stainless-steel extractor hood, internal window to hallway, double-glazed two-casement Georgian-style window, smoke alarm and down-lights.

### **Shower Room**

The ground-floor shower room includes tiled floor, chrome heated towel rail, sensor activated mirror, wash-hand basin with stainless-steel mixer tap, low-level W.C with concealed cistern, shower enclosure, partially-tiled walls, double-glazed frosted-effect window, double-glazed opaque single-casement window and down-lights.

### **Utility Room**

The utility room is triple-aspect and includes porcelain tiled floor, base units with quartz work surface area, under-mount ceramic sink with stainless-steel mixer tap, velux window, double-glazed Georgian-style window, cupboards, space for washing machine, space for tumble dryer, wall radiator, cupboard housing gas meter, double-glazed glass-panel door to front garden, door leading to integral garage and double-glazed glass-panel door leading to rear garden.

### **Garage**

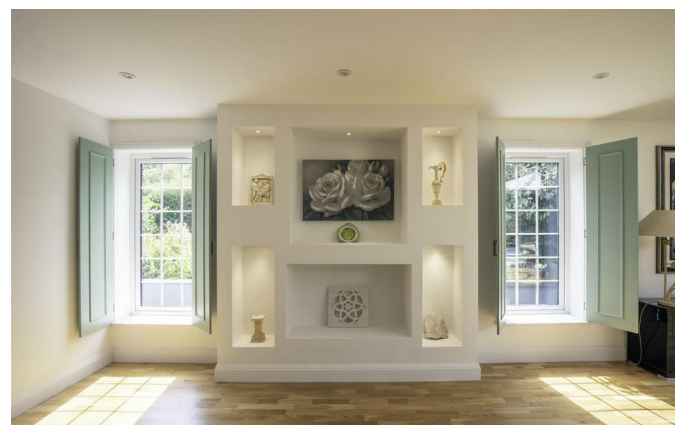
The integral garage includes electric roller door, wall-mounted Worcester boiler, lighting and power.

### **First-Floor Landing**

The first-floor landing is dual-aspect and includes wooden flooring, double-glazed Georgian-style frosted-effect window, two double-glazed Georgian-style windows, two double-glazed Georgian-style single-casement windows, wall radiator, cupboard under-stairs, stairs ascending to second-floor, two smoke alarms and down-lights.

### **Bathroom**

The bathroom includes porcelain tiled floor, panel-enclosed bath with stainless-steel mixer tap & shower hose attachment, chrome heated towel rail, partially porcelain tiled walls, double-glazed Georgian-style single-casement frosted-effect window, low-level W.C with concealed cistern & dual-flush, sensor activated mirror, vanity unit incorporating wash-hand basin with stainless-steel mixer tap and down-lights.



**Master Bedroom**

The master bedroom includes double-glazed Georgian-style two-casement window, radiator and down-lights.

**Master Bedroom En-Suite**

The master bedroom's en-suite includes porcelain tiled floor, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, double-glazed Georgian-style single-casement frosted-effect window, wash-hand basin, sensor activated mirror, partially porcelain tiled walls, shower enclosure with waterfall shower head & wall-fixed controls and down-lights.

**Bedroom Three**

Bedroom three includes double-glazed Georgian-style two-casement window, radiator and down-lights.

**Bedroom Five**

Bedroom five includes double-glazed Georgian-style two-casement window, radiator and down-lights.

**Bedroom Six**

Bedroom six includes double-glazed Georgian-style two-casement window, radiator and down-lights.

**Second-Floor Landing**

The second-floor landing is dual-aspect and includes wooden flooring, radiator, down-lights and smoke alarm.

**Bedroom Five.**

Bedroom five is dual-aspect and includes double-glazed Georgian-style two casement French window, radiator and velux window.

**Shower Room.**

The shower room includes porcelain tiled floor, shower enclosure with waterfall shower & wall-fixed controls, sensor activated mirror, wash-hand basin with stainless-steel mixer tap, partially porcelain tiled walls, chrome heated towel rail, low-level W.C with dual-flush & concealed cistern, down-lights and velux window.

**Bedroom Two**

Bedroom two is dual-aspect and includes two double-glazed Georgian-style single-casement windows, radiator, cupboard and down-lights.

**Walk-In Wardrobe Space**

A space with potential either to be used as a walk-in wardrobe or a dressing room.

**Annexe Studio**

The annexe is dual-aspect and includes air conditioner & heater, double-glazed glass-panel double-doors, two double-glazed single-casement windows, double-glazed window, wooden flooring, fitted wardrobe and down-lights.

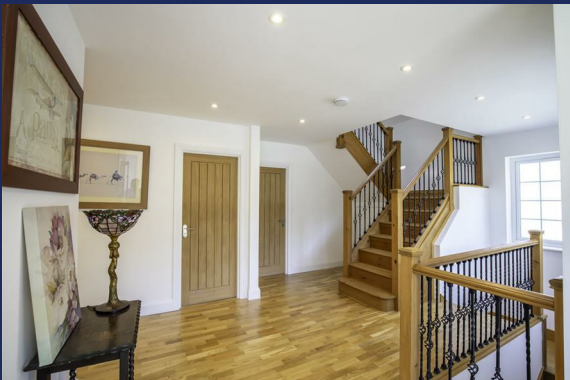
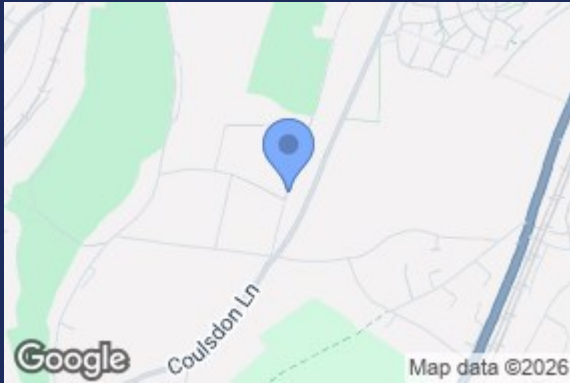
**Annexe Kitchen**

The annexe's kitchen includes porcelain tiled floor, wall & base level units with work surface area, double-glazed single-casement window, one & a half bowl under-mount sink with stainless-steel mixer tap & drainer, stainless-steel extractor hood, partially-tiled walls, four-ring electric hob, space for fridge, cupboard housing hot water cylinder and down-lights.

**Front Garden**

The front garden is partially laid to lawn and partially laid to Brazilian slate tiles. Features include off-street parking for multiple vehicles, lighting, water tap and a range of plants, shrubs, trees and hedges.





ANNEXE  
312 sq. ft. (29.0 sq. m.) approx.



SECOND FLOOR  
1205 sq. ft. (112.2 sq. m.) approx.



FIRST FLOOR  
1146 sq. ft. (106.3 sq. m.) approx.

GROUND FLOOR  
1710 sq. ft. (158.2 sq. m.) approx.

TOTAL FLOOR AREA : 4340 sq.ft. (403.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

74

81

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