One of Chipstead's more secluded locations
exclusive to
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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

Sure to impress, this substantial chalet style house has privacy and security in one of Chipstead's more secluded settings in a private no-through lane.

A versatile home offering over 4,100 sq ft of luxurious, contemporary accommodation, set in just under half an acre.

Offers invited in excess of £1,500,000

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

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- Entrance Hall
- Sitting Room
- Study
- Kitchen – Dining Room
- Utility Room
- Playroom / Ground-floor Bedroom 5
- Shower Room
- Cloakroom
- 4 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Double Garage
- Gated Frontage
- Some 160' (w) x 60' (d) Rear Garden
- In total, around 0.49 acre

For those who seek a spacious home in a secure setting, away from the bustle of modern life and yet offering excellent connectivity, this property is sure to impress.

Individually designed and extensively refurbished in recent years, the property has remarkably spacious rooms, all of which are bathed in natural light. A spacious reception hall greets you and the open plan living room and bespoke fitted kitchen create ideal spaces for family life. Two sets of bi-fold doors lead out to the terrace with automated canopy, and there is a sheltered outside lounge, perfect those who love to host.

There are four large double bedrooms, the principal bedroom has an ensuite shower room and there is a family bathroom too. If an accessible double bedroom with ensuite is required, this is available on the ground floor and with little work, an independent annexe could be created.

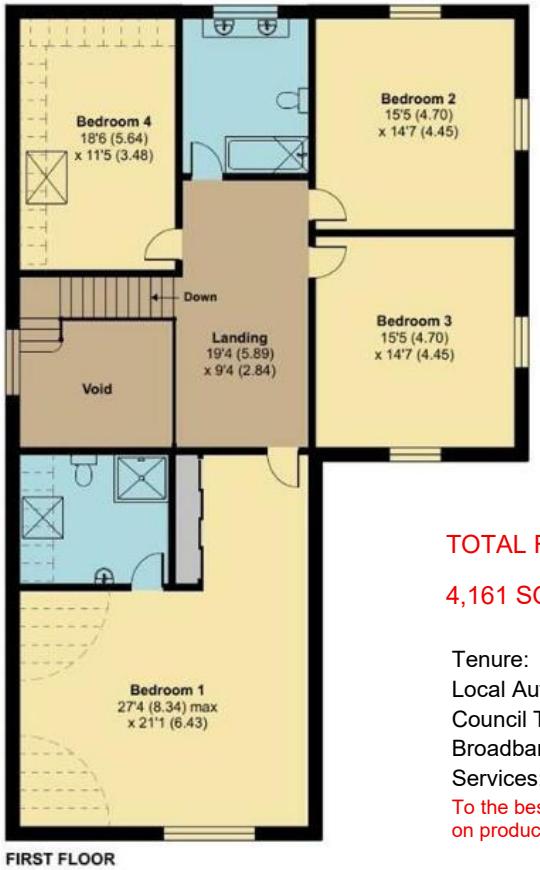
The property is set within a gated plot with the attached double garage giving though access to three further garages or garden stores and the secluded gardens enjoy a South aspect.

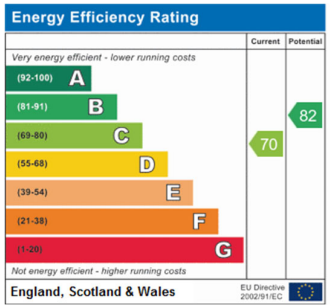
One of Chipstead's more secluded locations, the property is one of just a few located in this quiet, private close and yet it offers excellent access to transport links, schools and life's necessities.

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 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.





TOTAL FLOOR AREA

4,161 SQ FT / 386.5 SQ M

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

The many features of this fine home include:

- A spacious, versatile and stylish family home
- Impressive room sizes, bathed in natural light
- Easy creation of a ground floor annexe suite
- Four, or five double bedrooms and two ensuites
- Two sets of bi-fold doors lead out to the rear terrace
- Gated frontage and garaging for up to five cars
- South-facing, secluded gardens
- Refurbished in recent years with superb finish
- Tucked-away village location in a private close
- Owners are suited with no onward chain

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.