

Privacy and tranquillity, on the edge of this unspoiled village

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High Road Chipstead CR5

Banstead Village 4 miles Reigate 4 miles London 16 miles
M23 / M25 2 miles
London by rail 45 min from Chipstead or
25 min from Coulsdon South
Times and distances are approximate

A most attractive mews house in a private corner of this development which was created from a Victorian former school and is encompassed by wonderful shared gardens of over two acres.

Ideal for those seeking an easily managed home of character and ideal as a 'lock up and leave', the property is on the edge of the village, yet with remarkable accessibility.

Price £800,000

View by appointment please, exclusively through
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- Lobby ■ Entrance Hall ■ Cloakroom
- Sitting - Dining Room ■ Study ■ Kitchen – Breakfast Room
- Principal Suite of Bedroom, Dressing Room and Bathroom
- Second and Third Bedrooms ■ Guest Shower Room
- Gated driveway to Parking Area ■ Two Garages
- Private Terrace ■ Extensive Shared Gardens, in all around 2.3 acres



Old School Mews is an award-winning development of six individual and characterful homes, created in 1997 from a Victorian former school. Our client's home is particularly attractive being attached only at one wall and with a private setting at the rear, overlooking the gardens.

Both the sitting – dining room and conservatory have double doors leading out onto the terrace and gardens, and the spacious kitchen has integrated appliances and ample room for a breakfast table. There is also a fully fitted study, and downstairs cloakroom.

To the first floor and there is a good-sized principal bedroom with dressing room and ensuite bathroom with shower. Two further bedrooms are served by the guest shower room.

This development has an impressive frontage to the High Road from which a gated entrance and driveway leads to a parking area, flanked by ornamental gardens. This property comes with two full-size garages. At the rear, the property owns a large part of the rear gardens which are communally shared and maintained whilst the private terrace is an ideal spot to enjoy the tranquillity and birdsong.





In a leafy setting on the southern edge of Chipstead Village, the property enjoys tranquillity, encompassed by beautiful gardens, whilst offering remarkable accessibility.

There are rail services to London from Chipstead Station, just a few minutes' drive and faster services from Coulsdon South which is also nearby.

The M23/M25 intersection is also easily reached in a few minutes, giving access to the country's motorway network, bringing Gatwick within around 20 minutes and Heathrow around 40 minutes. The coastal ports and Eurotunnel too are also reached via arterial routes.

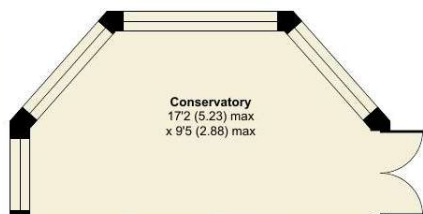
Chipstead Village has local shopping whilst greater facilities, supermarkets, cinema, restaurants and health clubs are at nearby Banstead, Reigate and Caterham. This location is also within easy reach of several renowned schools.

Meanwhile this unspoilt village, centred around the picturesque village pond, has much to offer those who live here; a choice of gastro-pubs, local theatre, golf club and other clubs for cricket, tennis and padel, rugby and football. Chipstead Village is also known for its annual flower show and extensive open countryside, ideal for walks, cycling and riding.





GARAGE



GROUND FLOOR



FIRST FLOOR

Tenure: Freehold
Grounds Maintenance £100 per month
Local Authority: Reigate and Banstead B C
Council Tax Band: G
Broadband Full Fibre Broadband
All mains services

TOTAL FLOOR AREA

2,085 SQ FT / 193.6 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The many features of this fine home include:

- Spacious living room with double doors to the terrace
- Three-sided conservatory with lovely views over the gardens
- Modern fitted kitchen with integrated appliances
- Spacious principal bedroom suite, overlooking gardens
- Ensuite bathroom with shower, separate shower room
- Wonderful gardens, communally enjoyed and maintained
- Two full-size garages and parking area, gated frontage
- Gas central heating and double glazing
- Swift access by road to both Gatwick and Heathrow airports
- 'Edge of village' setting and yet remarkably accessible

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