



Tranquillity with accessibility in this sought after village location.

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**Rickman Hill Road  
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*

A most attractive detached chalet bungalow with an enviable location, set in this quiet, private and no-through lane on the edge of Chipstead Village.

Improved and beautifully presented, the property is now available with no onward chain.

**Price £950,000**

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

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- Entrance Lobby ■ Lounge Hall ■ Sitting Room
- Dining Room ■ Kitchen
- 3 Bedrooms ■ Ensuite Shower Room ■ Family Bathroom
- Garage ■ Utility Room ■ Around 75' Frontage
- Some 75'w x 60'd Rear Garden



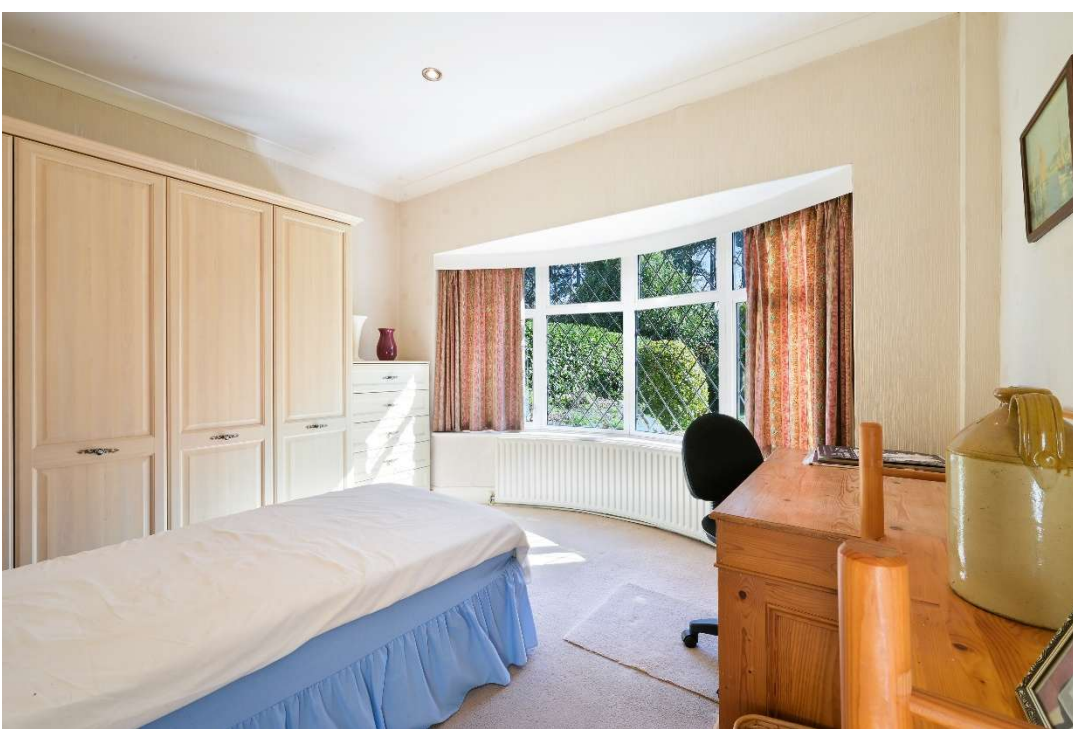
Individually designed and built in the 1930s, this impressive property has a broad frontage to the lane and the In and Out carriageway driveway provides ample parking in addition to the garage.

Stepping through the solid oak arched double doors and through an entrance lobby, you are greeted by a lovely central hall with parquet floor and brick fireplace. The sitting room extends to over 20' and the dining room is open plan to a bright and modern kitchen with integrated appliances.

There are two ground floor double bedrooms, either of which may be used as an additional living room and there is a family bathroom too. On the first floor, the spacious principal bedroom has fitted wardrobes and an ensuite shower room.

The rear garden features a good-sized terrace, lawn and bordering shrubs. There remains scope for further extension, subject to usual consents.

Well maintained and improved, this attractive home is now available with no onward chain.



This sought after private, no-through lane offers a tranquil setting, away from the bustle of life whilst having excellent accessibility.

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.

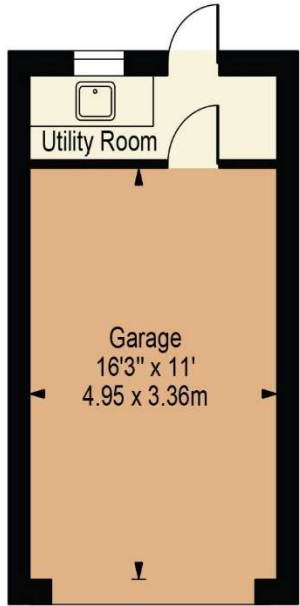
Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area also has a choice of excellent schooling.

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.

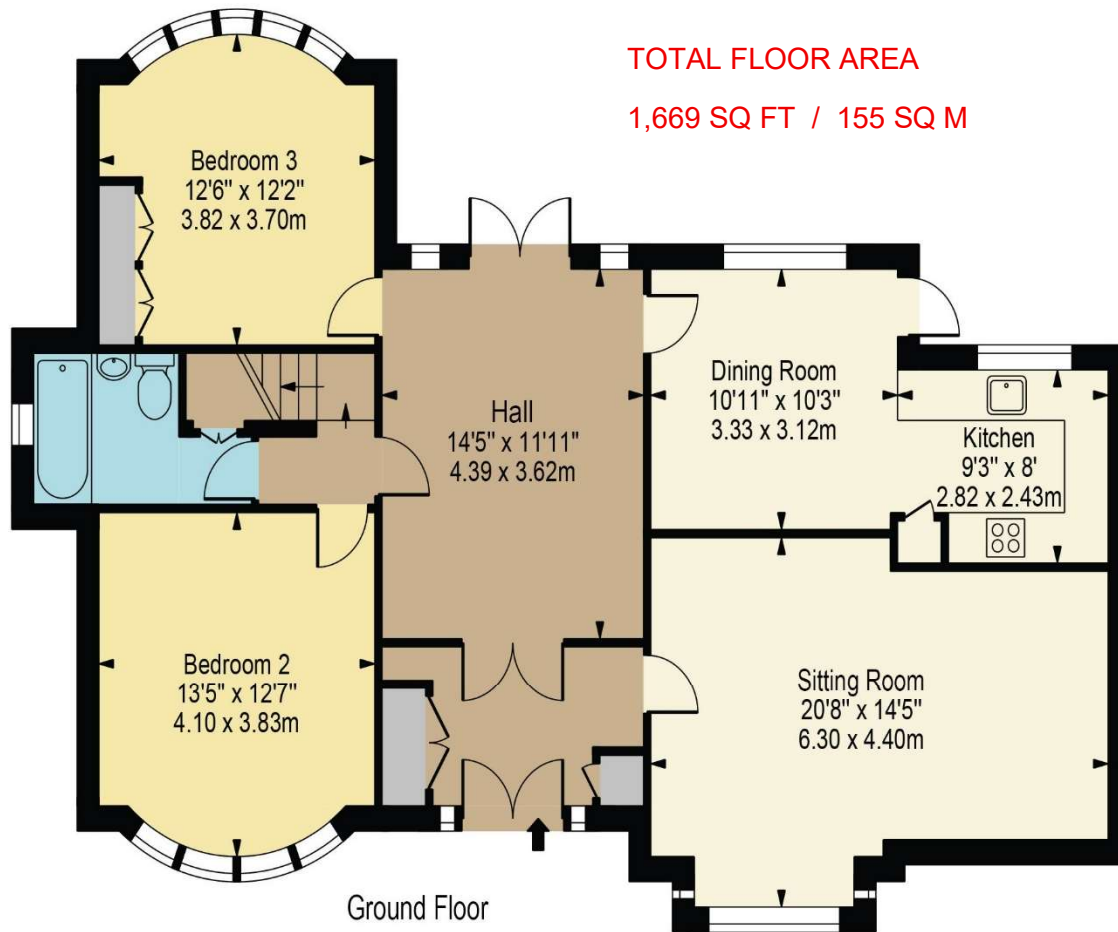


**TOTAL FLOOR AREA**  
**1,669 SQ FT / 155 SQ M**

Tenure: Freehold  
 Local Authority: Reigate and Banstead B C  
 Council Tax Band: F  
 Broadband: Full Fibre Broadband  
 Services: All mains services are connected  
 To the best of our knowledge  
 on production of this brochure



Garage  
 (Not shown in position)



Ground Floor



First Floor

The many features of this fine home include:

- Tranquil private-road location, yet accessible
- Bright, versatile and well-presented accommodation
- Lovely central lounge hall with brick fireplace
- Sitting Room with bay window
- Three double bedrooms, one with ensuite shower room
- Fitted wardrobes to two bedrooms
- Neat, easily-maintained rear garden
- Broad frontage with in and out driveway
- Scope for extension in this high-value location
- Available with no onward chain

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

**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.

