



Contemporary sophistication on the edge of this charming, unspoilt village

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Old School Mews
High Road
Chipstead
CR5 3SD

Banstead Village 4 miles Reigate 4 miles London 16 miles
M23/M25 2 miles
London by rail 45 min from Chipstead 25 min from Coulsdon South

Combining the character and charm of a period property with a stunning and contemporary interior, this beautiful home is part of a Victorian former school.

A semi-rural village setting, away from the bustle of modern life whilst offering great accessibility.

Price £975,000

View by appointment please, exclusively through
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- Foyer ■ Entrance Hall ■ Cloakroom
- Living – Dining Room ■ Study ■ Kitchen – Breakfast Room ■ Laundry Room
- Three Bedrooms ■ En-Suite Shower Room to Principal Bedroom ■ Family Bathroom
- Gated driveway to parking area ■ Extensive gardens, in all around 4 acres
- Courtyard patio ■ Double Garage ■



Part of a Victorian former school. One of just a few characterful homes in this award-winning development, this outstanding property was converted in 1997. In the last few years, the property has been completely refurbished to an exceptional standard to create a bright and spacious home with a crisp, contemporary finish throughout.

The large, open plan living room features a white marble fireplace with gas-fired, coal-effect stove and French double doors lead out to a private courtyard patio, ideal for entertaining. The kitchen is fully fitted with German Leicht range of cabinets, suede-finish quartz worktops and breakfast bar and high quality integrated appliances. There is a separate laundry as well as a study and cloakroom.

Approached over a staircase with glass balustrade, the first floor has three bedrooms, the principal suite having a walk-in wardrobe and ensuite shower room and there is a family bathroom too.

The double garage is an advantage and there's further parking approached over a gated, shingle driveway. The gardens are landscaped and maintained in beautiful condition, offering many places to sit and enjoy the tranquillity.

A truly stunning home now available with no onward chain.





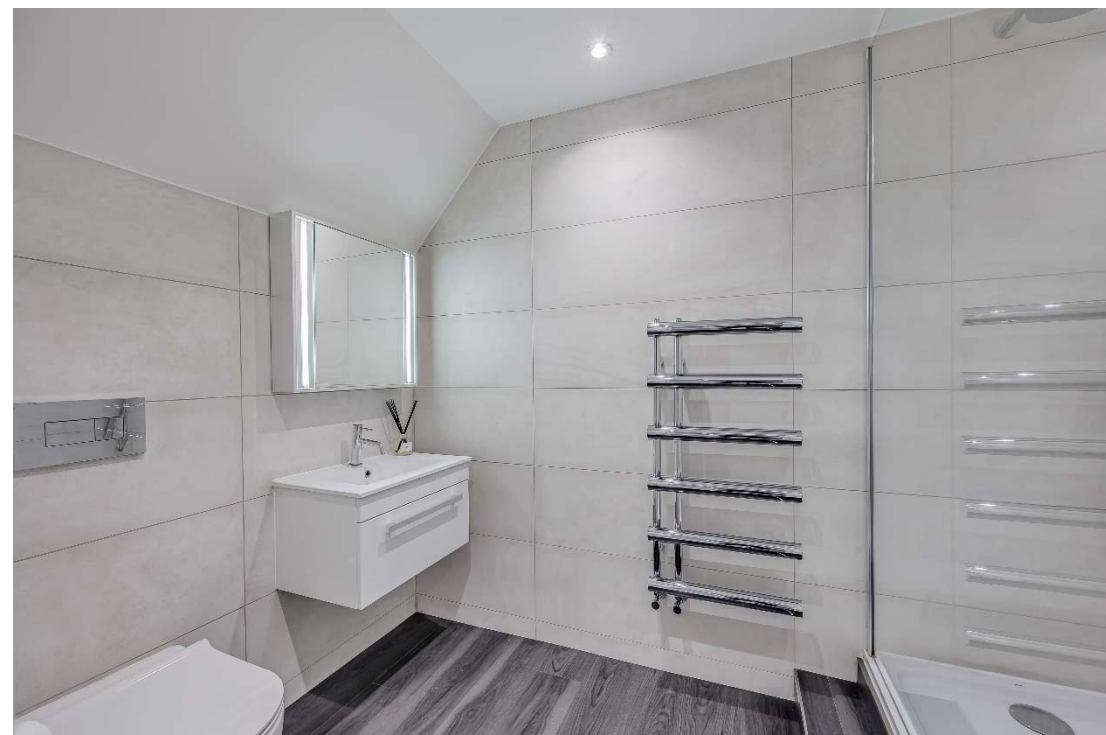
In a leafy setting on the southern edge of Chipstead Village, the property enjoys tranquillity, encompassed by beautiful gardens, whilst offering remarkable accessibility.

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.

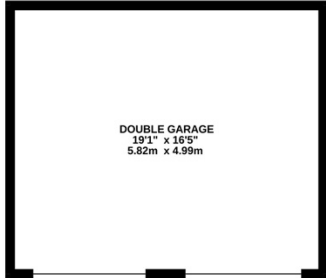
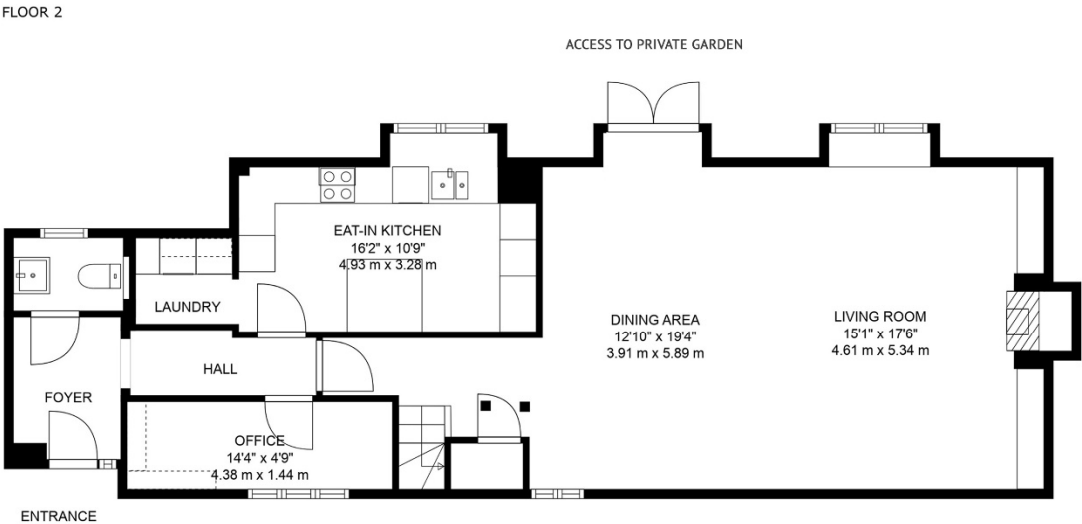
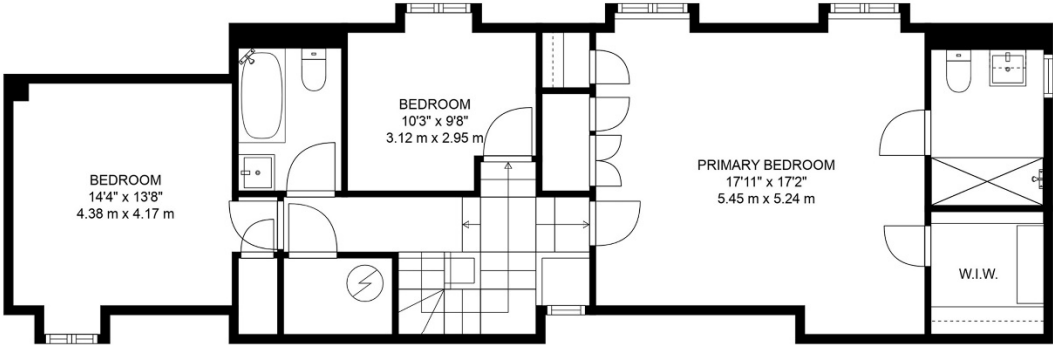
Chipstead Village has local shopping whilst greater facilities, supermarkets, cinema, restaurants and health clubs are at nearby Banstead, Reigate and Caterham. This location is also within easy reach of several renowned schools.

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, rugby and football. Chipstead Village is also known for its annual flower show and extensive open countryside, ideal for walks, cycling and riding.



The many features of this fine home include:

- New gas central heating with cast-iron heritage radiators and Megaflo hot water system
- LED downlighters, switchable from warm white to cool white
- Amtico flooring flows throughout the ground floor
- Double-glazed, bespoke wood windows and doors
- German-made Leicht kitchen with quartz worksurfaces and peninsular breakfast bar
- High quality integrated appliances and Quooker hot water tap
- White marble fireplace with gas-fired, coal-effect stove and black slate hearth
- New interior doors with matching wardrobe doors in the principal bedroom
- Luxurious bathroom and ensuite shower room
- Large Double Garage and parking
- Automated entry gates and landscaped frontage
- Beautiful gardens with natural privacy



TOTAL APPROXIMATE FLOOR AREA 2158 SQ.FT. (200 SQ.M.)

INTERNAL FLOOR AREA: 1845 SQ.FT (171 SQ.M) DOUBLE GARAGE: 313 SQ.FT (29 SQ.M)

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
All mains services
To the best of our knowledge on production of this brochure



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