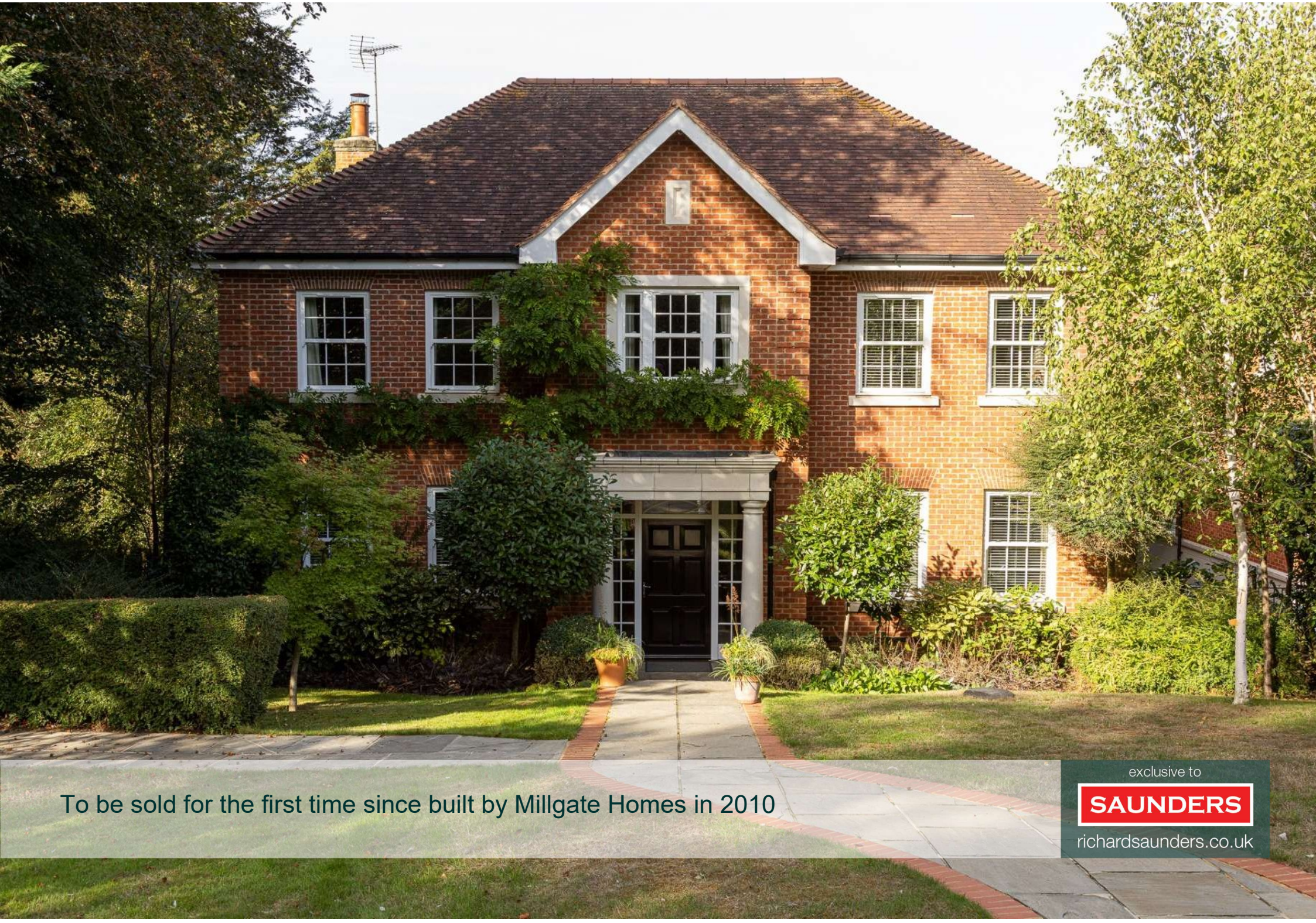


To be sold for the first time since built by Millgate Homes in 2010

exclusive to

SAUNDERS

richardsaunders.co.uk

Walpole Avenue
Chipstead
CR5

Banstead Village 3 miles
London 16 miles M23/M25 10 minutes
London by rail 45 minutes from Chipstead or
25 minutes from nearby Coulsdon South
All times and distances are approximate

Situated on one of Chipstead's most sought-after road, this substantial and contemporary detached family home has an elevated position overlooking its beautifully landscaped gardens and with captivating views stretching across the valley to Banstead Woods.

An exceptional modern house of 5,245 sq ft. An internal viewing is highly recommended to fully appreciate its considerable appeal.

Asking Price £1,995,000

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

banstead@richardsaunders.co.uk





- Hallway
- Study or bedroom 6
- Sitting Room
- Two Cloakrooms
- Kitchen - Dining Room - Family Room
- Utility / Boot Room
- TV / Media Room
- Five Double Bedrooms
- Four Bath/Shower Rooms
- Roof Terrace
- Double Garage
- Gated frontage of 70’ w x 100’
- Private Garden of some 105’ x 65’
- In all, around 0.45 acre







Constructed by Millgate Homes in 2010, this substantial family home offers 5,245 sq ft of footprint across three floors. From the rear, the property commands breath-taking views of its expansive South - Westerly garden and the picturesque Chipstead Valley. The lower ground floor offers a spacious and luminous ambiance, featuring a stylish and contemporary open-plan kitchen-dining room including granite surfaces and high-quality integrated appliances.

On the ground floor, a generously sized terrace extends from the formal sitting room, complemented by a guest bedroom suite with an en-suite bathroom and a well-appointed fitted office. The property boasts five tastefully appointed bedrooms, three of which include luxury ensuites, alongside a modern family bathroom.

The landscaped gardens are a notable feature, with a raised patio area providing an ideal space for relaxation or hosting gatherings with friends and family. Privacy is ensured at the frontage, which offers ample parking in addition to a spacious, detached double garage.

Presented in excellent condition, an interior viewing is highly recommended to truly appreciate the unique charm and quality of this home.





Whilst enjoying privacy and views in this excellent location, the property also has great accessibility with rail services to London from Chipstead Station just a few minutes' walk away and faster services from nearby Coulsdon South station.

The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports.

This location is also within easy reach of several renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

There are a few local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom are all within easy reach offering more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its village pond, local pub-restaurants, golf club and many sports and village clubs, all encompassed by abundant open countryside.





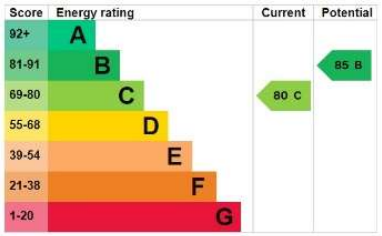




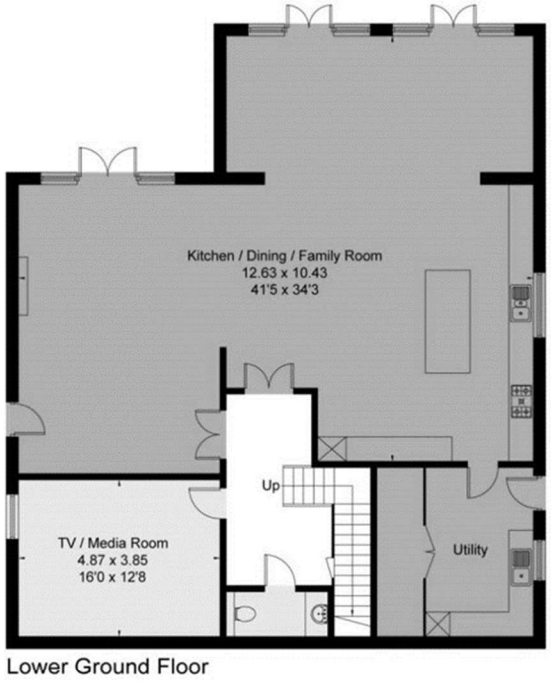


The many features of this fine home include:

- Five spacious bedrooms, each with fitted wardrobes
- Stylish open-plan kitchen - dining - family room
- Two pairs of French doors leading to the private gardens
- Full width sitting room, over 40’ long, with fitted library
- Two pairs of French doors to a large roof terrace
- Mature plot approaching half an acre
- Far-reaching views to Banstead Woods
- Water fed underfloor heating to the living rooms
- Detached double garage and gated driveway parking
- Just a short walk from Chipstead Station
- Beautifully presented throughout
- Excellent storage throughout
- Utility / boot room with direct external access



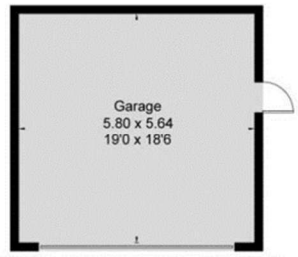
Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: H
Broadband Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure



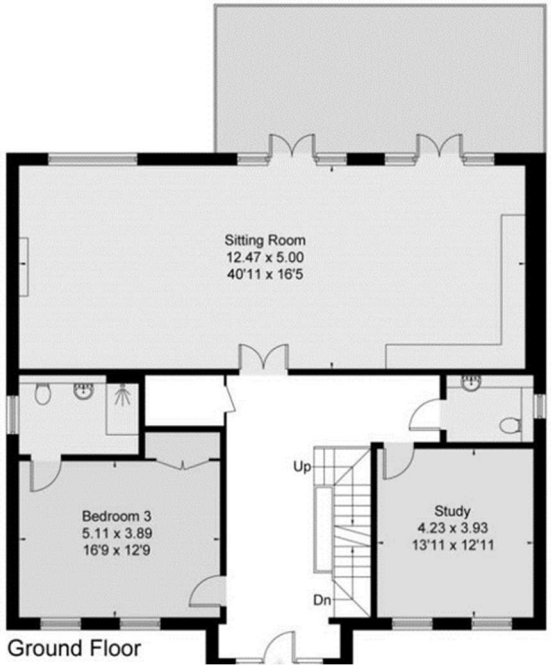
Lower Ground Floor

TOTAL FLOOR AREA

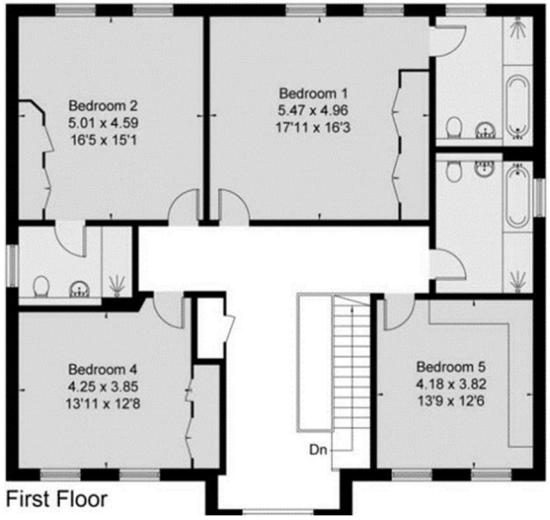
5,245 SQ FT / 487.3 SQ M



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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.

