



An outstanding family home with classical elegance

exclusive to

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214 Chipstead Way Banstead SM7 73LQ

Local Shops and Station at Chipstead a 10 minute walk
London by rail 40 minutes from Chipstead
London 15 miles Coulsdon 2 miles
M23/M25 Intersection 15 minute
All times and distances are approximate

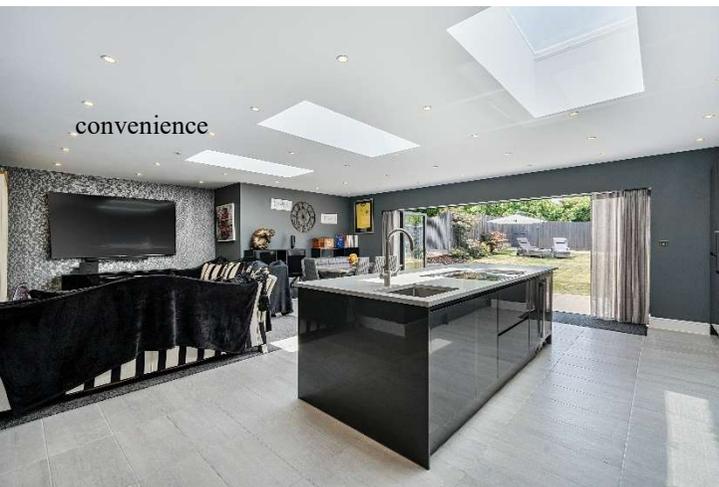
This outstanding family home exudes classical elegance and charm. Beautifully renovated to an exceptional standard by the current owners, the stylish interior is flooded with natural light and offers spacious, versatile living areas—ideal for both everyday family life and entertaining on a grand scale.

- | Hallway
- | Downstairs cloakroom
- | Sitting room
- | Kitchen-dining room
- | One bedroom annexe
- | Three further bedrooms
- | Family bathroom
- | En-suite shower room
- | Private garden
- | Garage
- | Off-street parking

Offers in excess of **£975,000**



convenience



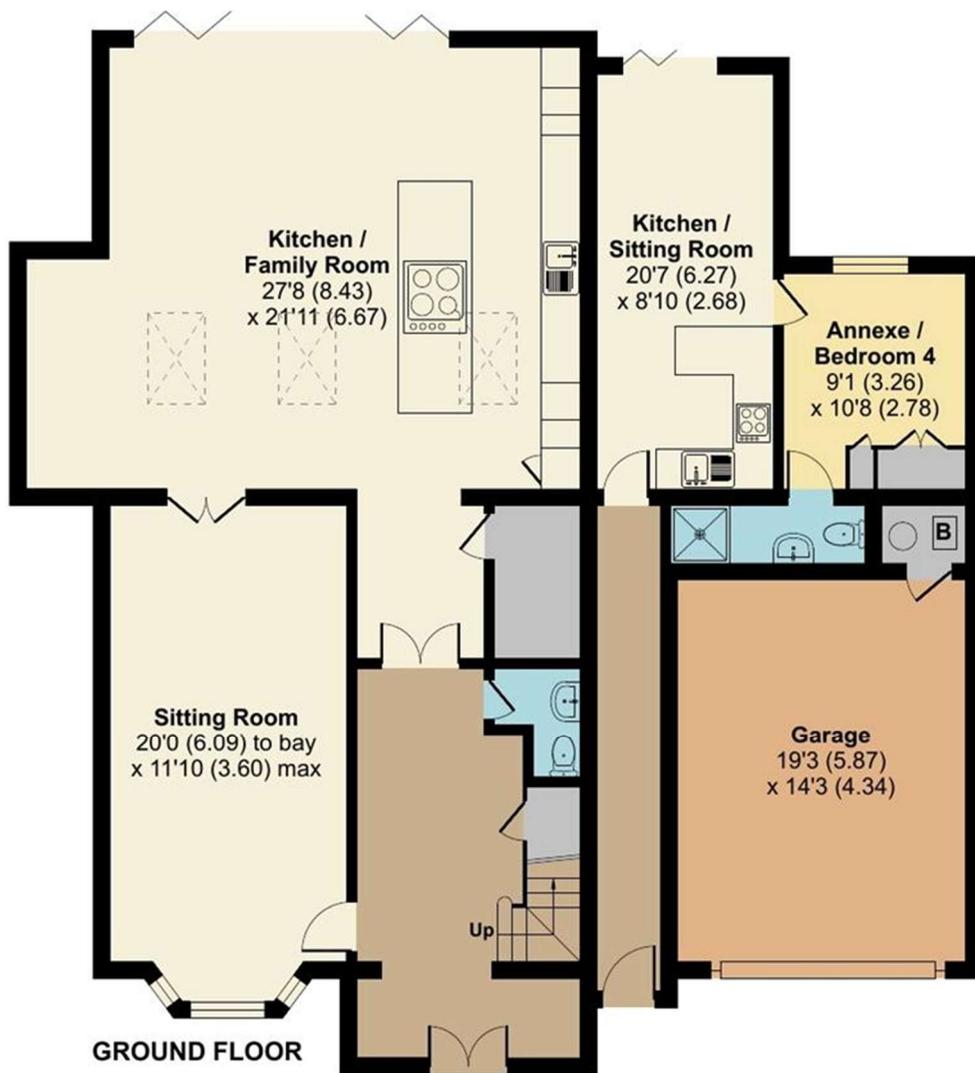
Positioned on an elevated, tree-lined road, this substantial four-bedroom detached family home includes a beautifully appointed self-contained annexe—ideal for guests or multi-generational living. Refurbished to an exceptional standard by the current owners, this stunning residence effortlessly blends contemporary elegance with versatile living spaces. The bright and stylish interior offers all the features expected of a luxurious family home, with the added benefit of a separate guest area comprising a bedroom, shower room, and open-plan kitchen/sitting room. The main living space boasts an expansive open-plan layout, perfect for modern family life and entertaining. A designer kitchen, generous bedrooms, and luxurious bathrooms combine to create a harmonious balance of comfort and sophistication. Set within beautifully landscaped gardens, the property offers a peaceful retreat in a picturesque setting—ideal for those seeking space, quality, and tranquility.



Chipstead Station is within walking distance with reliable services to London and Coulsdon South station with fast commuter links is around 2 miles away. The A23 provides an easy route to the M25 at Junction 7 (Merstham) bringing Heathrow and Gatwick Airports within 45 and 25 minutes respectively. Chipstead Village has local shops and a choice of pub/restaurants. Banstead Village is around 3 miles away with extensive High Street shopping and a choice of local schooling for all ages.

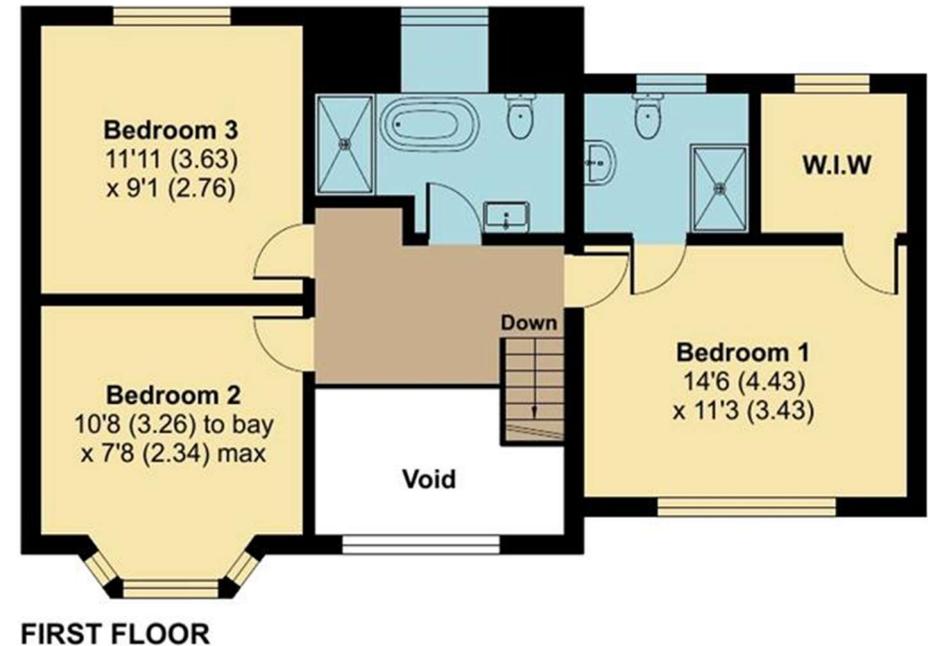
Three generous bedrooms plus guest suite/annexe | Contemporary fully-fitted kitchen with bi-folding doors leading to the patio area | Separate guest suite/annexe which includes kitchen, bedroom and shower room | Ample amount of off-street parking | Underfloor heating | Integrated garage housing plant room | Beautifully presented throughout | Within easy reach of Chipstead station





TOTAL FLOOR AREA
2,589 SQ FT / 240.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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