



Tremendous potential in this enviable Chipstead Village location

exclusive to

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## Coulsdon Lane Chipstead CR5

London 16 miles   Banstead Village 3 miles  
Reigate 6 miles   Coulsdon 1.5 miles  
London by rail 21 minutes from Coulsdon South  
Or 45 minutes from Chipstead.  
M25 / M23 intersection 3 miles  
*All times and distances are approximate*

In this sought after village location overlooking Neale's field, an individual detached chalet style house on a plot of 0.42 acre with 150' frontage.

The property offers its next owners an exciting opportunity to refurbish, extend or even replace the house in this high value location. Available with no chain.

**Guide Price £890,000**

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

**[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)**



- Enclosed Porch   ▪ Entrance Hall   ▪ Cloakroom   ▪ Sitting Room
- Conservatory   ▪ Dining Room   ▪ Kitchen – Breakfast Room   ▪ Utility Room
- 3 Bedrooms   ▪ Bathroom   ▪ Separate WC
- Double Garage   ▪ Some 150' Frontage with extensive driveway
- In all, around 0.42 Acre



Individually designed and built around the 1960s, this detached is set on a remarkably spacious plot, approaching half an acre. There is ample parking to the front in addition to a double width garage and the gardens encompass the house and are naturally secluded.

Requiring refurbishment and updating, the house has a bright interior by virtue of its large windows. A large central hall leads to both sitting room and dining room, both have access to the more recent conservatory. There is a modern fitted kitchen and utility room with storage. One of the three double bedrooms is on the ground floor and could be used as a study or snug instead.

Neighbouring houses are certainly more substantial, and this property offers its next owners tremendous scope for extension or even complete replacement in this high-value location.

The property is available with no onward chain.

Arrange your viewing of this individual home through the sole agents,  
Richard Saunders and Company of Banstead 01737 363333



Overlooking the protected Neale's field at the front, the property has a desirable village location with great accessibility.

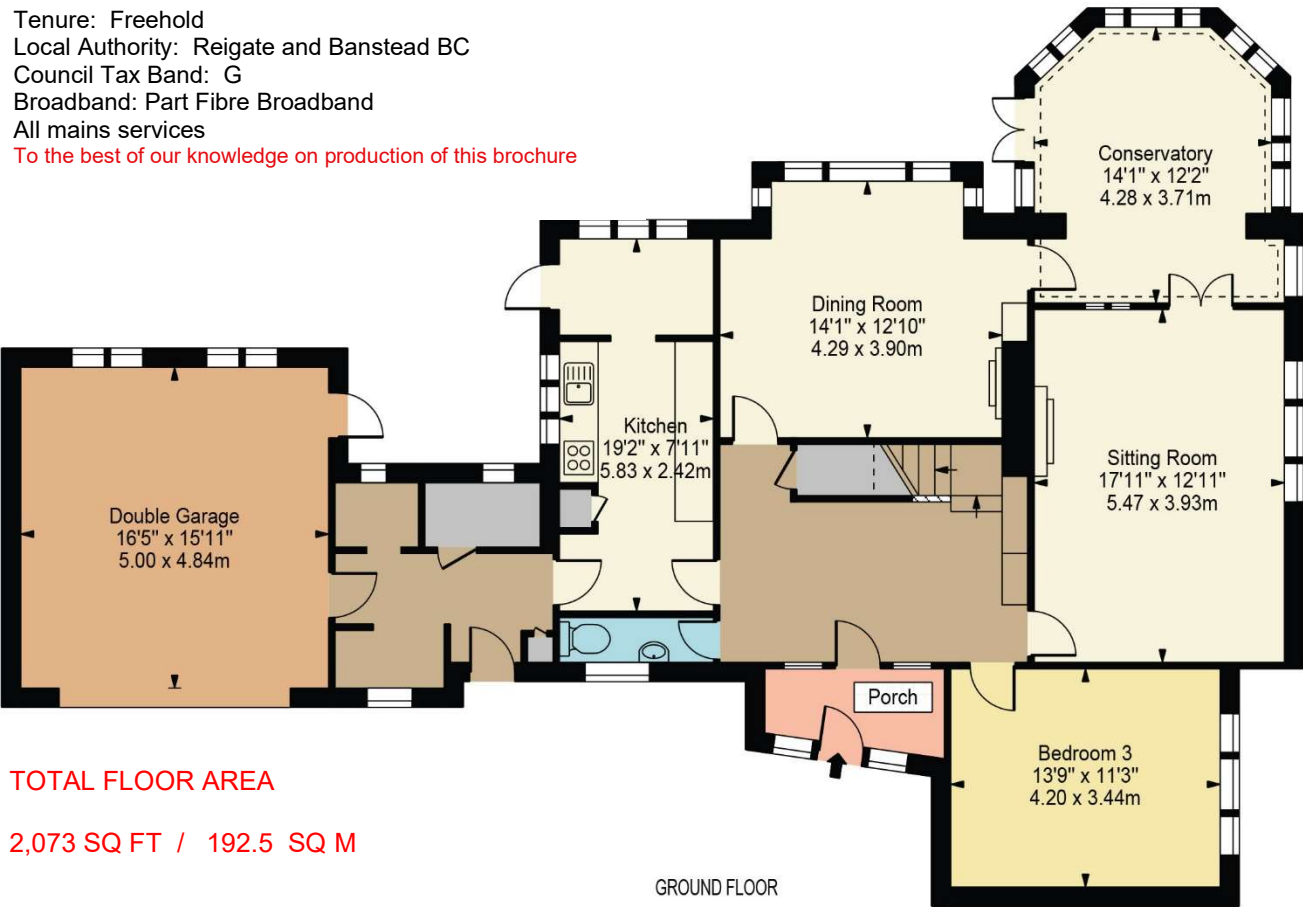
The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is within walking distance and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

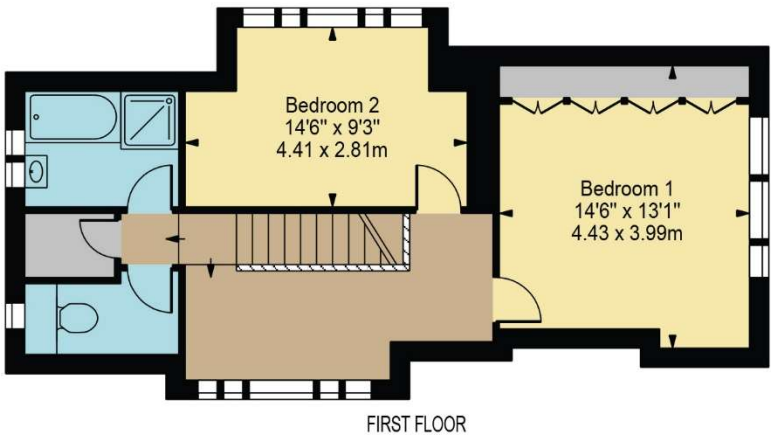
Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket, football, tennis and bowls and it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area. The White Hart village pub-restaurant is within half a mile.



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



TOTAL FLOOR AREA  
 2,073 SQ FT / 192.5 SQ M



The many features of this fine home include:

- A broad plot of 0.42 acre with an impressive 150' frontage
- Encompassed by naturally secluded gardens
- Ample parking space in addition to double garage
- Bright and well presented interior
- Versatile interior layout with three double bedrooms
- Mostly replacement double glazing and gas central heating
- Over 2,000 sq ft of existing accommodation
- Lovely views over field to the front
- Potential for additional house, stpc
- Set amidst substantial neighbouring houses
- Huge potential in this high value location
- Available with no onward chain

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 61 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.

