



A modern family home with an abundance of style and set in a sought-after location

exclusive to

SAUNDERS

richardsaunders.co.uk

**Hollymeoak 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

In one of Chipstead's most favoured locations, this delightful, detached house is remarkably spacious with around 3000 sq ft of family accommodation.

Set in around one third of an acre, the house has a broad frontage and lovely gardens with natural privacy.

Asking price £1,400,000

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

banstead@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ 2 Sitting Rooms ■ Study
- Kitchen / Dining Room ■ Utility Room ■ 5 Double Bedrooms
- Three Bathrooms ■ Dressing Room
- Around 85' Frontage ■ Some 85' x 65' Rear Garden
- In all, around 0.32 acre



Built in 1910, this impressive family property combines traditional character with modern refinements, having been extended and modernised to a high specification by the current owners

The ground floor offers three reception rooms in addition to a modern, open plan family kitchen / dining room with custom built shaker style oak cabinets and integrated appliances

Upstairs there are five double bedrooms with three bathrooms, two being ensembles, one to the principal bedroom which also benefits from a dressing room.

The broad frontage has a sizeable driveway providing ample off-road parking for several cars. The level rear garden extends to some 80' with expansive lawn and borders of mature shrubs.

Well maintained and improved, this attractive home is now available with internal viewing recommended





At the top of Chipstead Village and close to the golf club, this tree-lined avenue offers a sought-after location with excellent connectivity.

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 liveryies in the area.





Tenure: Freehold
 Local Authority: Croydon B C
 Council Tax Band: G
 Broadband: Part Fibre Broadband
 Services: All mains services are connected
 To the best of our knowledge
 on production of this brochure

TOTAL FLOOR AREA
2750 SQ FT / 255.46 SQ M

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

The many features of this fine home include:

- Superb, level location at the top of Chipstead Village
- Bright, versatile and well-presented accommodation
- Three reception rooms
- Modern kitchen with integrated appliances
- Five double bedrooms
- Modern and well-presented interior
- Ample off-road parking
- Attractive location in a level, tree-lined avenue
- Extensive family accommodation
- Three Bathrooms

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.

