Outstanding Arts and Crafts home with wonderful views

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Hazelwood Lane
Chipstead
CR5

Banstead Village 3 miles
London 16 miles Coulsdon 3 miles Reigate 6 miles
M23/M25 10 minutes
London by rail 35 minutes from Chipstead or
25 minutes from nearby Coulsdon South
All times and distances are approximate

In an elevated setting with breathtaking views across the valley to Banstead Woods, a distinctive Edwardian detached house of Arts and Crafts character.

Sympathetically refurbished, this substantial family home of over 4,200 sq ft showcases a wealth of period architectural features, combined with many modern-day luxuries.

Price £1,590,000

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

banstead@richardsaunders.co.uk

- Vestibule
- Cloakroom and WC
- Reception Hall
- Sitting Room
- Dining Room
- Sun Room
- Kitchen – Breakfast Room
- Basement suite comprising; Sitting Room – Kitchen, Utility Room, Bedroom (6) and Shower Room (4)
- 5 further Bedrooms
- 3 further Bath / Shower rooms including one en-suite
- Detached Double Garage
- Around 85’ Frontage
- Some 140’ x 80’ Rear Garden
- In all, around 0.43 acre

Individually designed and built around 1901, this exceptional period property has been lovingly restored and refurbished in recent years, the owners taking great care to protect and enhance its Arts and Crafts heritage. There are many character features throughout including several fireplaces, moulded ceiling detail and a wonderful original staircase, whilst there is now double glazing to the original windows, upgraded gas central heating and a pressurised hot water system.

Beautifully appointed, the property now provides an ideal family home with the benefit of an extensive basement that may be used as garden-level suite. The ground floor has impressive formal reception rooms and a superb kitchen-breakfast room, complete with cream Shaker cabinets, oak and granite surfaces and a range cooker and other appliances. The basement level is less formal, providing a lovely family room with second kitchen and double doors opening to the terrace. There is also a bedroom and shower room.

On the first and second floors there are a further five double bedrooms, an ensuite shower room and two family bathrooms. The broad frontage has plenty of parking in addition to the double garage and the rear garden features a large raised terrace, Westerly aspect, high level of natural seclusion and wonderful views.

Please arrange your viewing appointment of this beautiful Edwardian home through the sole agents,
Richard Saunders and Company of Banstead. Call 01737 363333.

In an elevated setting, the property enjoys privacy and wonderful countryside views, whilst offering excellent connectivity for all aspects of modern family life.

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, whilst just two miles away, 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 Chipstead Valley Primary, Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

Chipstead retains unspoilt rural village charm with its pretty Norman church, village pond, local theatre 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.

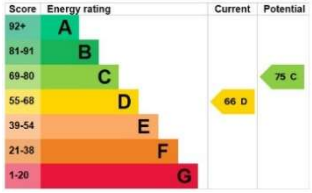
There is abundant open countryside for walking, cycling and riding with numerous liveries in the area. Both the Ramblers Rest and White Hart pub-restaurants are nearby.

TOTAL FLOOR AREA

4,295 SQ FT / 398.9 SQ M

The many features of this fine home include:

- Wealth of Arts and Crafts character features
- Bright garden apartment or extra family space
- Impressive formal reception rooms
- Bespoke designer kitchen with range cooker
- Double garage and ample parking space
- Views across the valley to Banstead Woods
- Five or six double bedrooms
- Four bath / shower rooms including principal suite
- Naturally secluded gardens with large terrace
- Within easy reach of Chipstead mainline station



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

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