



Exceptional and sophisticated, just moments from Chipstead Station

exclusive to

SAUNDERS

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Chipstead CR5

London 16 miles
Banstead Village 2 miles Reigate 6 miles Coulsdon 2 miles
London by rail 45 minutes from Chipstead
or 21 minutes from Coulsdon South
M25 / M23 intersection 4 miles
All times and distances are approximate

Truly unique, this substantial family home has been re-imagined and refurbished to create a luxurious, new-home finish of sophistication and style.

Just moments from Chipstead Station and local shops, a stunning home of over 2,500 sq ft, ideal for both family and entertaining.

Price £1,375,000

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

banstead@richardsaunders.co.uk



- Open plan Kitchen – Dining – Sitting Room ■ Utility Room
- Basement Cinema Room or Study ■ Drinks Bar
- 4 Bedrooms and 3 Bath / Shower Rooms
- Principal Suite with Dressing Room ■ Second and Third Suites
- Garage ■ Around 70' Frontage with Parking ■ Some 70' x 65' Rear Garden



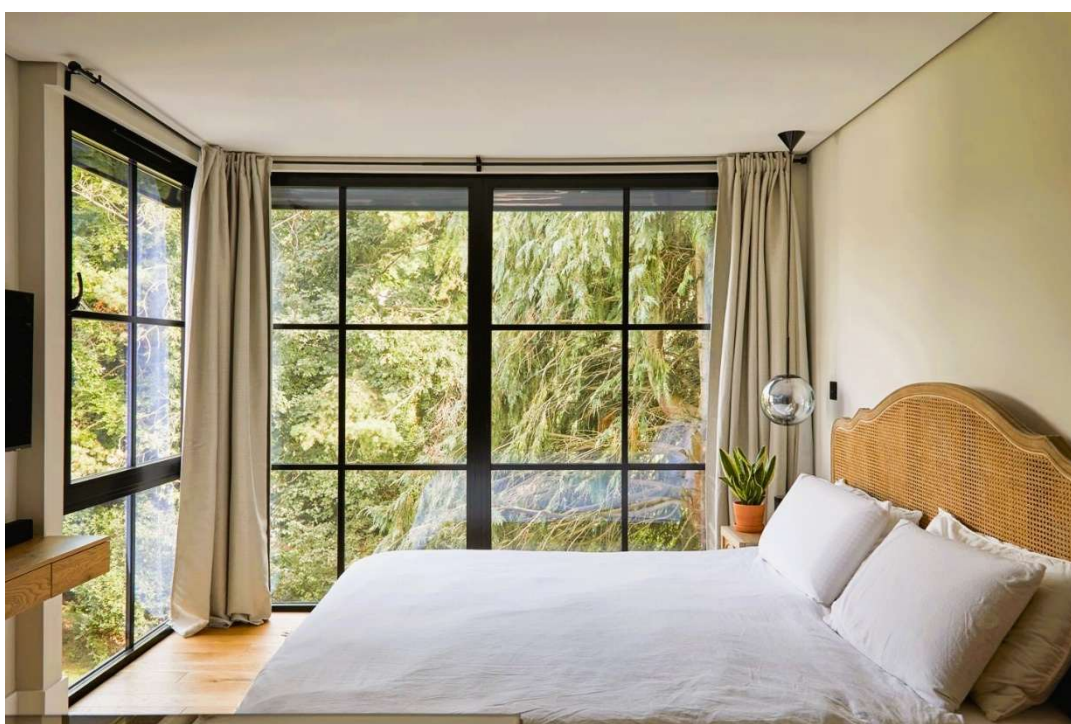
Be prepared to be amazed. The welcoming traditional facade of this substantial 1930s house with its brick, render and leaded light windows gives no clue to the extraordinary home that lies behind.

As you step through a lobby into a spacious, open-plan living room with defined dining and kitchen areas, you are met with a chic and sophisticated interior. This property is bathed in natural light by virtue of the full height windows which seem to bring the rear garden into the house. The double doors give no-step access to a broad balcony with steps down to a secluded, landscaped garden; a rear haven for relaxation or perfect for entertaining friends and family.

At every turn throughout this exceptional home, there are imaginative touches and many luxuries including artistic tiling to the quality bath or shower rooms, the chic kitchen with appliances and island counter, tasteful use of inlaid LED lighting and a club-like basement level. The use of Crittal-style windows and oak parquet flooring gives a subtle nod to the 1930s origins.

See this exceptional home for yourself. Contact us on 01737 363333



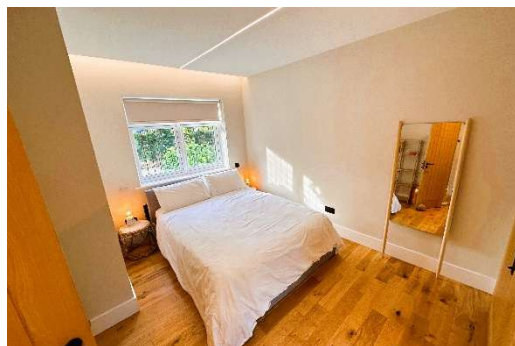


This accessible location on the Banstead / Chipstead border offers great connectivity for all aspects of family life.

Within just a few minutes' walk, Chipstead Station offers frequent services into London, the A23 is an arterial route into Croydon and London, and the M23/M25 intersection can be reached in around 10 minutes bringing swift access to both Gatwick and Heathrow airports, the Channel Tunnel and coastal ports.

Chipstead has local shopping whilst both Coulsdon and Banstead Village are also easily reached for varied shopping, and both having Waitrose Supermarkets. This location is convenient for a selection of schooling including Chipstead Valley Primary, St Anne's, Banstead Primary, Banstead Prep, The Hawthorns to name but a few.

High on the North Downs, the area has abundant open countryside for walks, cycling and riding, including Banstead Woods and Park Downs both within a short walk. Both Banstead and Chipstead have several sports clubs, there are golf clubs at Chipstead, Kingswood and Banstead and the area has a wealth of venues for cultural and leisure pursuits including local theatre, cinema, many pubs and restaurants.



TOTAL FLOOR AREA

2,573 SQ FT

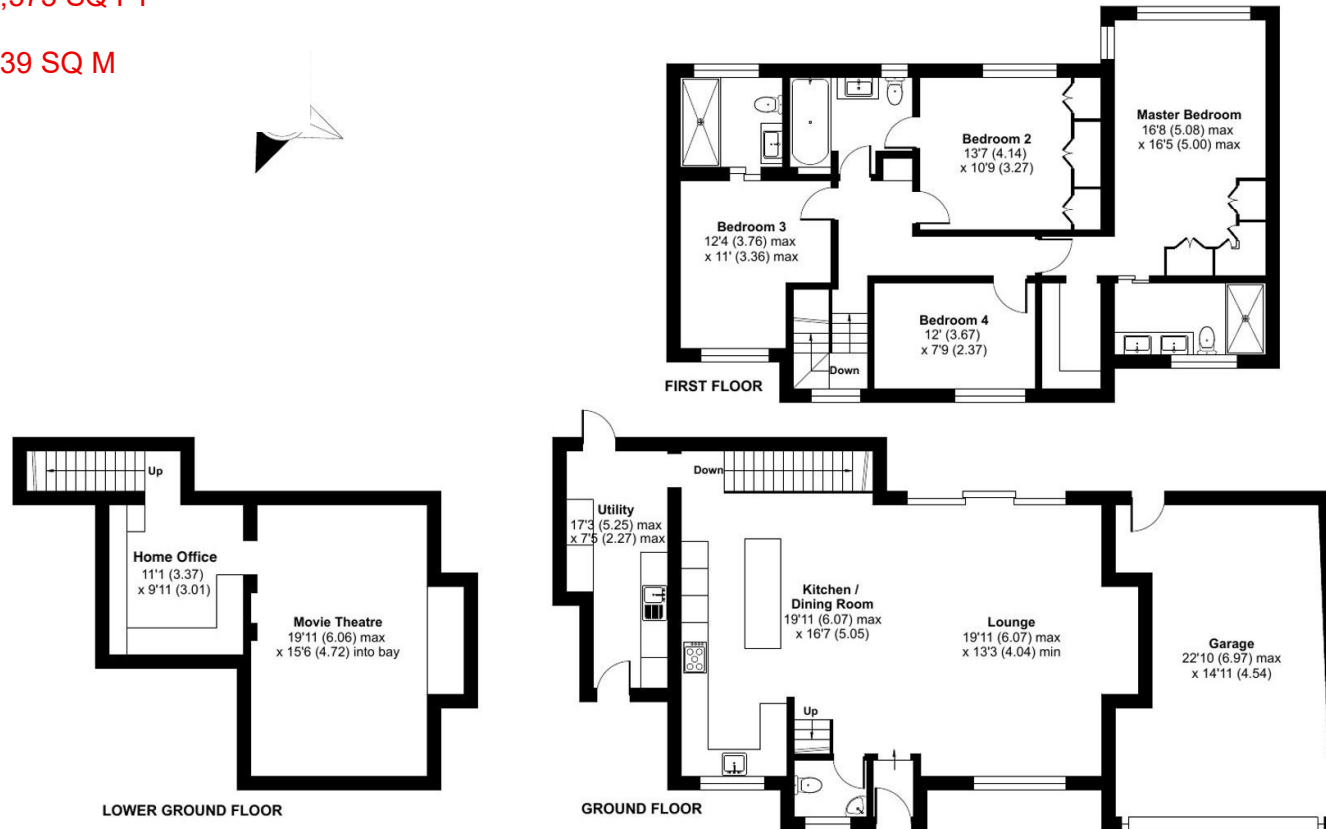
239 SQ M

Approximate Area = 2249 sq ft / 208.9 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2573 sq ft / 239 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Reigate and Banstead B C

Council Tax Band: F

Broadband: Part Fibre Broadband

Services: All mains services are connected

To the best of our knowledge
on production of this brochure



The many features of this fine home include:

- Comprehensively refurbished and re-imagined
- Stunning open plan living, dining and kitchen spaces
- Fully integrated kitchen with quartz granite island bar
- Herringbone oak flooring to living room - kitchen
- Full height Crittal-style windows to the rear
- Chic and luxurious bath/shower rooms
- Visionary use of hidden LED lighting throughout
- Wonderful landscaped garden, a real haven
- A sophisticated and beautifully presented home
- Accessible location, just minutes from the station

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.

