



ASPREY  
ESTATES

*Redroofs*

How Lane, Chipstead, Surrey CR5 3LN

## Property at a glance

- An impressive five bedroomed detached character property adjacent to Chipstead Golf Course
- Secluded westerly aspect garden with golf course views with "folly" seating looking on to the 3rd green
- Secret "fairy" garden hidden amongst the scrubs and trees
- Double width garage and extensive driveway
- Large reception hall with ground floor WC and a fine staircase to a stunning galleried landing
- Triple aspect sitting room with fireplace, dining room with fireplace, charming snug
- Kitchen/breakfast room with Aga and sliding doors to the patio, useful utility room
- Master bedroom with ensuite and dressing room, four additional bedrooms, family bathroom with underfloor heating
- Large two storey annexe with two bedrooms plus a "Stiltz" lift and all accessed via your own front door
- High ceilings, secondary glazing & spacious basement beneath the annex

## Setting

The property is set within secluded gardens that enjoy a favoured westerly aspect. The rear garden has been landscaped to include a "folly" seating area, perfectly positioned to overlook the golf course plus a secret "fairy" garden that remains hidden amongst mature shrubs and trees.

Situated in the heart of Chipstead, the property is well placed for families with several highly regarded local schools within the vicinity. The location offers a welcoming balance of rural charm and convenience with transport links providing access to the M25 and towards Central London.

**£1,950,000 Freehold**

# Redroofs

Occupying a premier position adjacent to the third green of the prestigious Chipstead Golf Course, this substantial five-bedroom detached residence offers a rare combination of architectural character, expansive living space and a significant self-contained two storey annexe with independent access via its own front door with porch.

Approached via an extensive driveway that leads to a double width garage, the principal residence is entered via a large and welcoming reception hall featuring a guest cloakroom and a fine staircase that rises to a magnificent galleried landing.

The ground floor accommodation is defined by high ceilings and a sense of volume throughout. The principal sitting room enjoys a triple aspect ensuring an abundance of natural light and is centered around an open fireplace. Further formal entertaining space is provided by a separate dining room, also featuring a fireplace, while a charming snug offers a more intimate setting for relaxation.

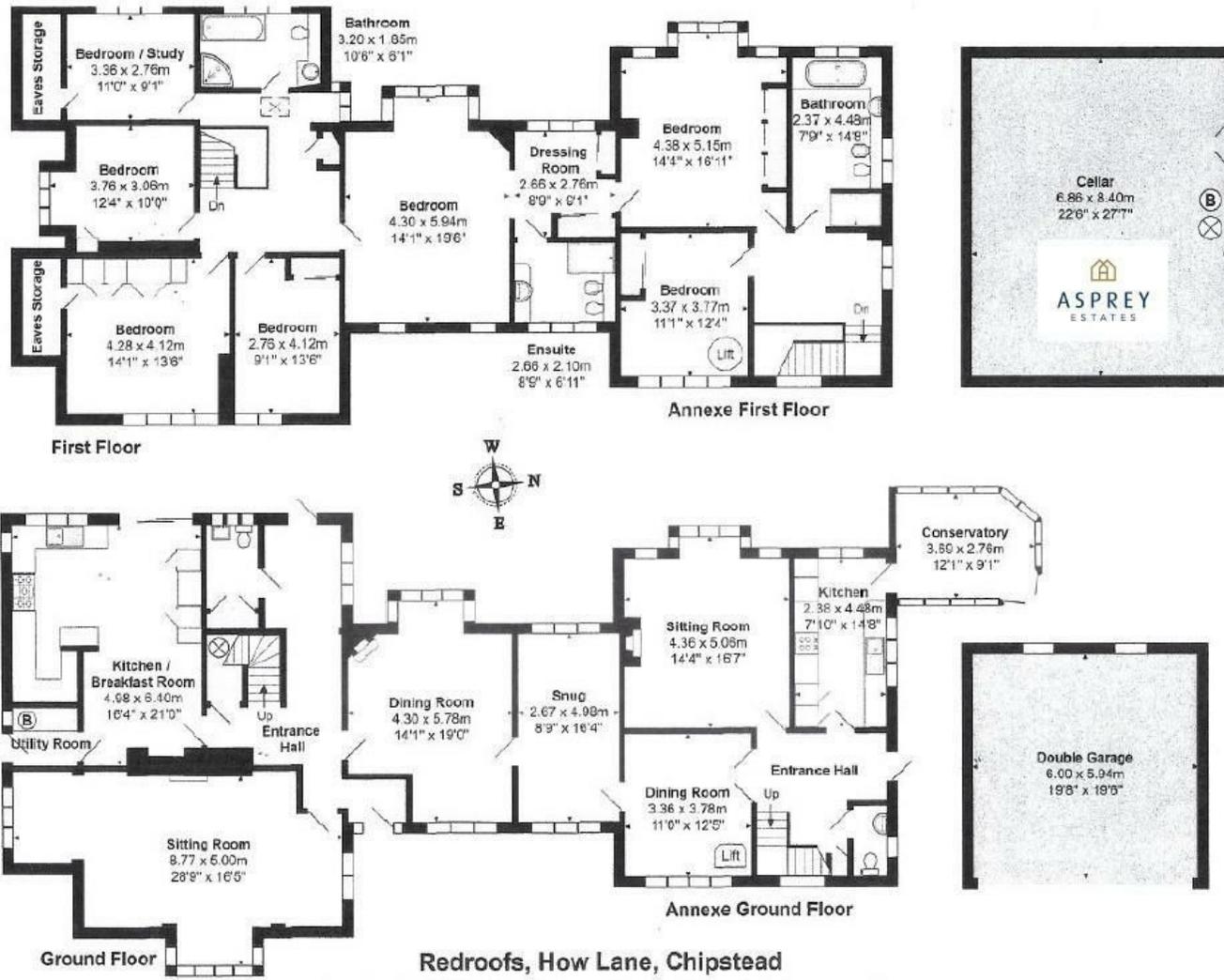
At the heart of the home is the kitchen/breakfast room, fitted with a traditional Aga and featuring sliding doors that lead directly onto the rear patio. The ground floor is completed by a practical utility room with garden access.

To the first floor the master suite comprises a generous bedroom, a dedicated dressing room and an en-suite bathroom. Four additional bedrooms are served by a well-appointed family bathroom which benefits from underfloor heating. There is also an upgraded boiler and secondary glazing.

The two-storey annexe, offers highly versatile secondary accommodation suitable for multi-generational living. On the ground floor there are two reception rooms, a well equipped kitchen and a conservatory and patio that afford views of the golf course.

The second floor has two spacious bedrooms and a further bathroom. For ease of movement, the annexe includes a "Stiltz" lift, providing seamless access between levels.





All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents on 01737 832845.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		55	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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