



ASPREY
ESTATES

7 HIGHWOLD, CHIPSTEAD, CR5 3LG

Key Features

- TO BE SOLD BY PUBLIC AUCTION: THURSDAY, JUNE 25TH 2026
- GUIDE PRICE: £570,000 - £600,000
- First time on market, a spacious modern four-bedroom detached home in need of significant modernization and upgrading
- A rare, high yield opportunity with outstanding potential in a highly favoured cul-de-sac overlooking farm land with distant countryside views
- Prestigious residential area close to Chipstead Golf Course, generous, well-proportioned accommodation arranged over two floors plus loft space
- Dual aspect sitting room with interconnecting doors to a dual aspect dining room overlooking the rear garden
- Garden aspect kitchen, ground floor shower room, ground floor cloakroom/WC
- Spacious front aspect master bedroom, three further good-sized bedrooms (two with wonderful rear aspect views) and a family bathroom
- Plot size of 0.23 of an acre, secluded frontage, parking for several vehicles, large carport, vaulted double width garage with rear storage area
- Sought after location with well-regarded private and state schools, golf courses, leisure amenities, walking, cycling and horse riding.

A prime residential opportunity. A spacious four-bedroom modern detached home set within a generous 0.23-acre plot, requiring significant modernization and offering outstanding potential to remodel or extend (STPP). Situated in a highly favoured, tree-lined setting close to Chipstead Golf Course.

This detached family home offers well-proportioned, light-filled accommodation arranged over two floors. While the property requires comprehensive upgrading throughout, it presents an exceptional blank canvas for owner-occupiers looking to create a bespoke forever home, or developers seeking a high-yield project in a blue-chip location.

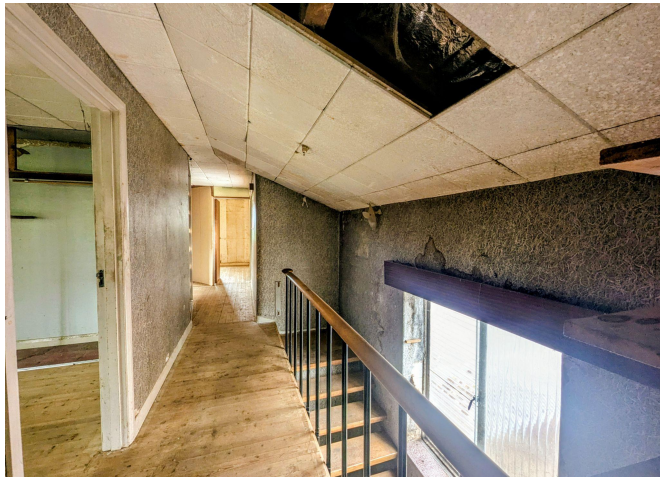
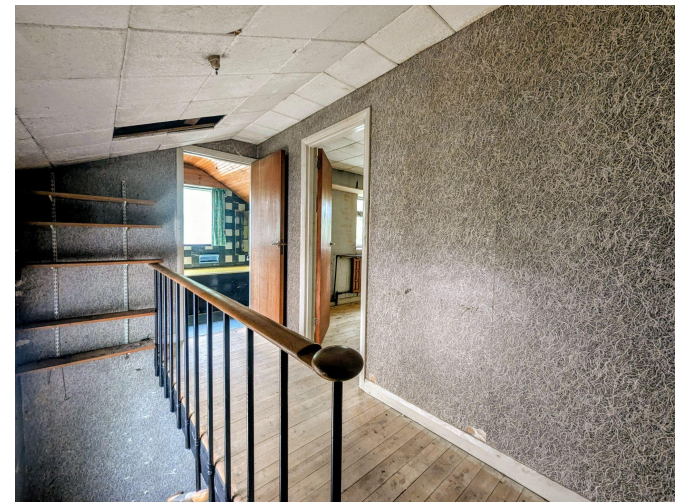
The ground floor opens into a practical entrance lobby with a cloakroom/WC. The heart of the home features a generous, full-width dual-aspect sitting room with interconnecting doors that lead into a dual-aspect dining room offering a pleasant outlook over the rear garden. The kitchen also enjoys a similar garden aspect and sits adjacent to a ground-floor shower room (formerly the utility room).

Upstairs, the side-aspect landing leads to four good-sized bedrooms. The expansive front-aspect master bedroom offers excellent dimensions, while two of the three remaining bedrooms enjoy wonderful, elevated views over the rear aspect. A family bathroom completes the first-floor layout.

The property is set well back from the road behind a deep, mature, and secluded frontage. A long private driveway provides off-street parking for several vehicles, leading to a large carport and a double-width garage with a further rear storage area.

The total plot extends to an impressive 0.23 of an acre, featuring a rear garden offering privacy and a serene rural backdrop.





Setting

Situated in one of the area's most prestigious and sought-after residential neighbourhoods, the property is perfectly placed for leisure and lifestyle. Chipstead Golf Course is just moments away, and the area is renowned for its open spaces, walking, cycling, and horse-riding trails.

The property is also well placed for some well-regarded state and private schools. Excellent commuter links are nearby, with the M25 and M23 close at hand for rapid access to Central London, the South Coast, and both Heathrow and Gatwick airports. A comprehensive choice of shopping amenities, restaurants, and mainline rail links can be found in the nearby centres of Chipstead, Banstead, Coulsdon, Purley, Sutton, and Croydon.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of £2,100 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



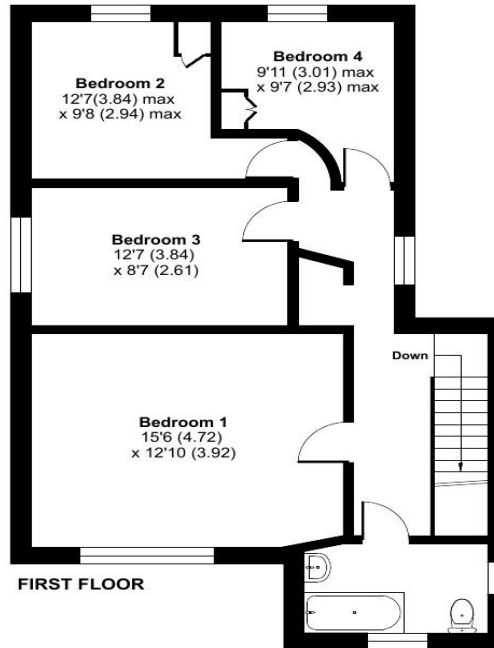
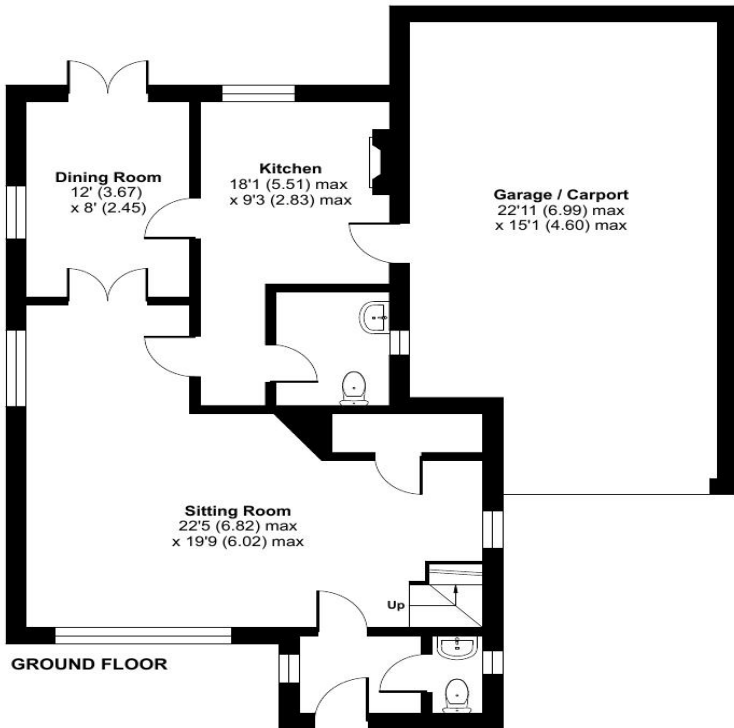
Highwold, Chipstead, Coulsdon, CR5

Approximate Area = 1350 sq ft / 125.4 sq m

Garage = 396 sq ft / 36.7 sq m

Total = 1746 sq ft / 162.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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 vendors agents on 01737 832845.



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