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7 Highwold, Chipstead, Coulsdon, CR5 3LG

Property at a glance

- 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
- Nearby centres providing shopping amenities, rail links and bus routes include Chipstead, Banstead, Coulsdon, Purley, Sutton & Croydon
- Well placed for the M25 & M23 for the wider motorway network, central London, south coast and Heathrow & Gatwick airports

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

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TO BE SOLD BY PUBLIC AUCTION: THURSDAY, JUNE 25TH 2026

GUIDE PRICE: £570,000 - £600,000

VIEWING ACCESS WILL BE ON SATURDAY MAY 30TH, JUNE 6TH, JUNE 13TH, JUNE 20TH - BETWEEN 12-1PM BY APPOINTMENT ONLY

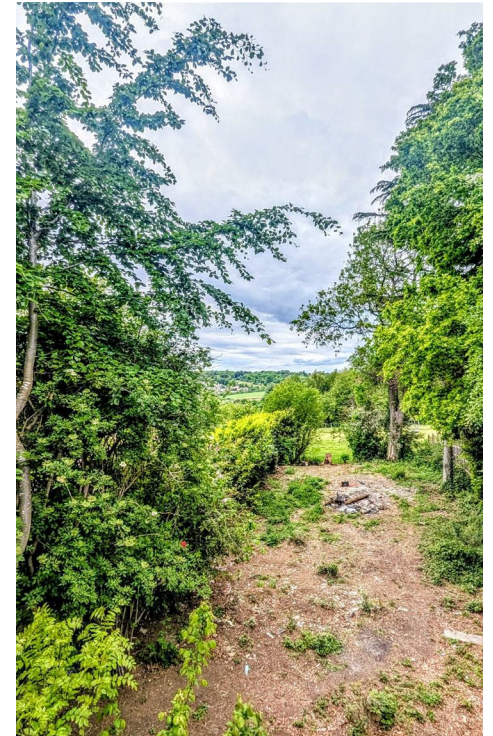
A prime residential opportunity. A spacious four-bedroom modern detached home set within a generous 0.23-acre plot, requiring significant modernization and offering outstanding potential to remodel or extend (STPP). Situated in a highly favoured, tree-lined setting close to Chipstead Golf Course.

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



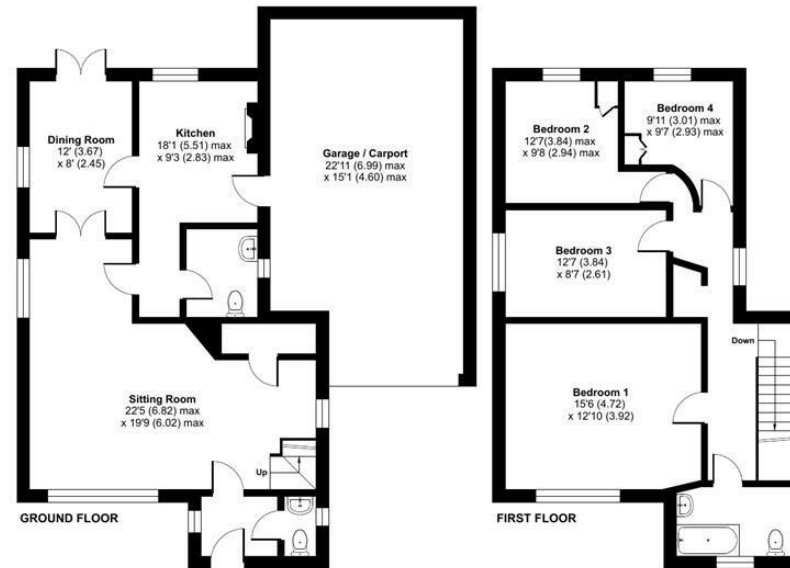
Highwold, Chipstead, Coulsdon, CR5

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

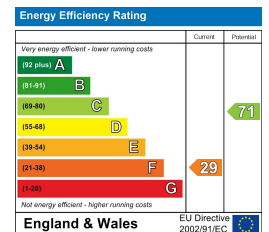


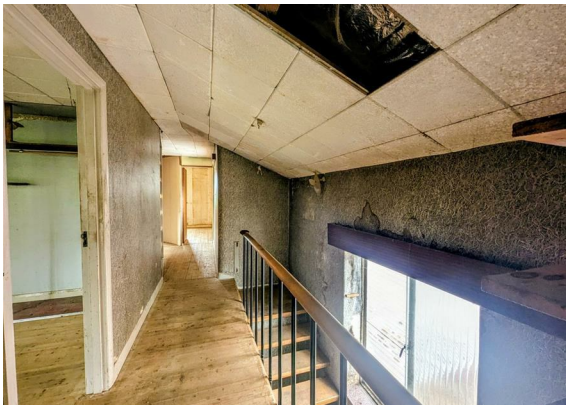
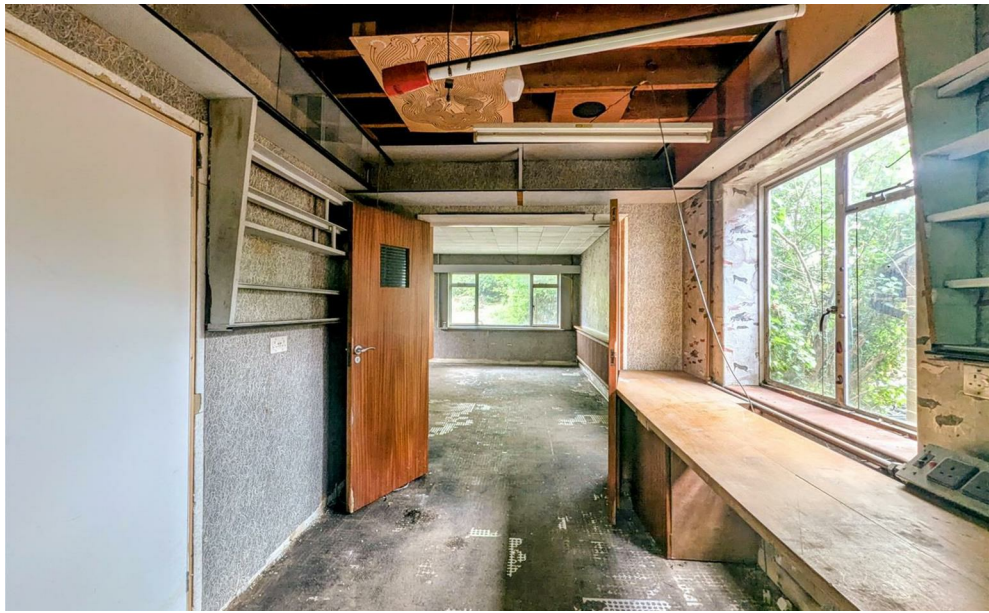
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Asprey Estates Limited. REF: 1464121

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

Viewings strictly via the vendors agents on 01737 832845.





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