

An outstanding family home with classical elegance

exclusive to

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Chipstead Way
Banstead
SM7

Local Shops and Station at Chipstead a 10 minute walk
London by rail 40 minutes from Chipstead
London 15 miles Coulsdon 2 miles
M23/M25 Intersection 15 minute
All times and distances are approximate



This outstanding family home exudes classical elegance and charm. Beautifully renovated to an exceptional standard by the current owners, the stylish interior is flooded with natural light and offers spacious, versatile living areas, ideal for both everyday family life and entertaining on a grand scale.

Hallway
Downstairs Cloakroom
Office
Kitchen-Dining Room
Pantry
Play Room
Garage
Five Bedrooms
Two En-suite Shower Rooms
Dressing Room
Family Bathroom





Asking price £1,500,000





Positioned on an elevated, tree-lined road, this substantial five-bedroom detached family home includes many additional features such as a gym, summerhouse and outbuilding with shower room. Refurbished to an exceptional standard by the current owners, this stunning residence effortlessly blends contemporary elegance with versatile living spaces. The bright and stylish interior offers all the features expected of a luxurious family home, with the added benefit of a separate guest area comprising a bedroom and shower room. The main living space boasts an expansive open-plan layout, perfect for modern family life and entertaining. A designer kitchen, generous bedrooms, and luxurious bathrooms combine to create a harmonious balance of comfort and sophistication. Set within beautifully landscaped gardens, the property offers a peaceful retreat in a picturesque setting ideal for those seeking space, quality, and tranquillity.





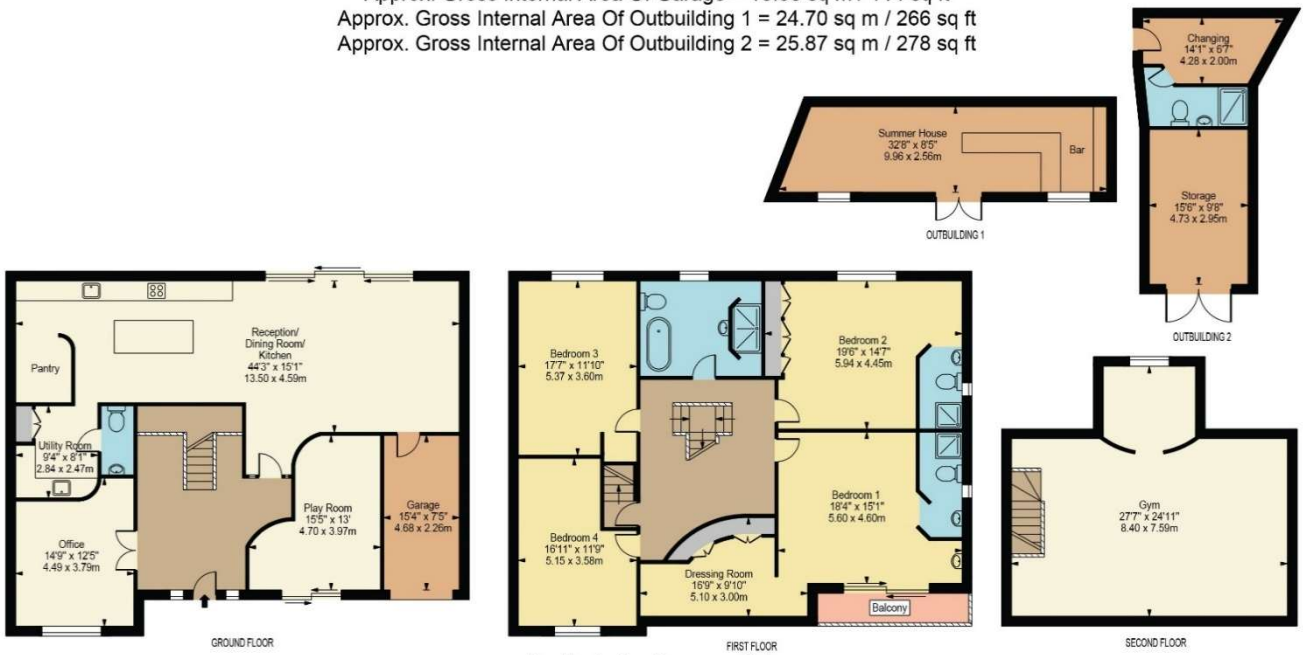
Chipstead Station is within walking distance with reliable services to London and Coulsdon South station with fast commuter links is around 2 miles away. The A23 provides an easy route to the M25 at Junction 7 (Merstham) bringing Heathrow and Gatwick Airports within 45 and 25 minutes respectively. Chipstead Village has local shops and a choice of pub/restaurants. Banstead Village is around 3 miles away with extensive High Street shopping and a choice of local schooling for all ages.







Approx. Gross Internal Area = 316.46 sq m / 3406 sq ft
(Including Garage & Excluding Outbuilding 1, 2)
Approx. Gross Internal Area Of Garage = 10.58 sq m / 114 sq ft
Approx. Gross Internal Area Of Outbuilding 1 = 24.70 sq m / 266 sq ft
Approx. Gross Internal Area Of Outbuilding 2 = 25.87 sq m / 278 sq ft



For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



TOTAL FLOOR AREA
3406 SQ FT / 316.46 SQ M

- Exclusive setting on Banstead / Chipstead border
- Family bathroom and two ensuites
- Impressive designer kitchen with utility room
- Spacious kitchen – living room, ideal for entertaining
- Principal suite with dressing room
- Huge top-floor guest suite or gym
- Off-street parking
- Private garden with summer house and swimming pool

Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: F
All mains services
FFTP Broadband Available
To the best of our knowledge
on production of this brochure

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.

Viewing
Please call us to arrange
a viewing appointment

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