



One of Chipstead's most desirable locations

exclusive to

**SAUNDERS**

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## Chipstead CR5

London 16 miles  
Banstead Village 3 miles Reigate 6 miles Coulsdon 1.5 miles  
London by rail 21 minutes from Coulsdon South (1.7 miles away)  
or 45 minutes from Chipstead (a 10-minute walk).  
M25 / M23 intersection 3 miles  
All times and distances are approximate

In one of Chipstead's most desirable avenues, this most attractive and characterful detached house enjoys privacy, set back in its mature plot of over half an acre.

Extensive accommodation of over 3,600 sq ft, ideal for even the largest of families.

**Price £1,600,000**

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

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- Enclosed Porch
- Reception Hall
- Cloakroom
- Sitting Room
- Study
- Dining Room
- Family Room
- Kitchen – Breakfast Room
- Utility Room
- 7 Bedrooms, 2 Bathrooms and a Shower Room including Principal and Second Suites
- Detached Double Garage
- Around 180' Frontage
- Gardens encompass the house and include a small coppice
- In all, around 0.6 Acre





Individually designed and built by Peter Leake Developments in 1994, this excellent modern house combines the charm of traditional flint and brick exterior with spacious and contemporary interior, perfect for today's family lifestyle and entertaining.

Arranged around the central reception hall there are four living rooms, each with a defined purpose whilst offering a degree of versatility. The kitchen – breakfast room makes an ideal hub of the family home with space for informal dining and there are integrated appliances and a range cooker.

Over first and second floors, there are seven bedrooms, most have wardrobes and the principal and second bedrooms have ensembles. The two top-floor bedrooms could also be used as a studio or games room.

Mature and naturally secluded gardens encompass the house and include an area of coppice and, approached over a long driveway, the house is set back with ample parking in addition to the detached double garage.

Well presented, an impressive house in this high-value village location.



The property has a frontage of some 180' to this sought-after no-through avenue close to Chipstead Golf Club.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is a 10-minute walk and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

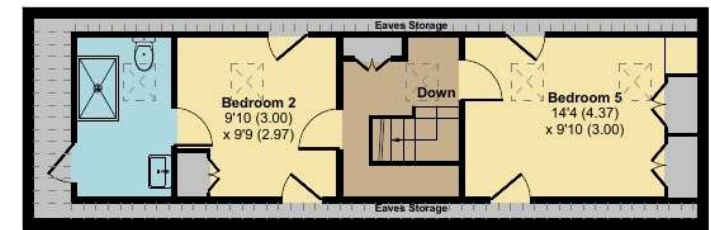
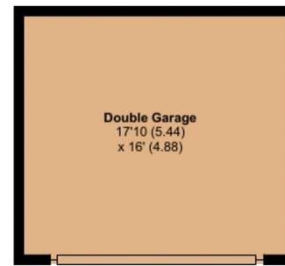
Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area.

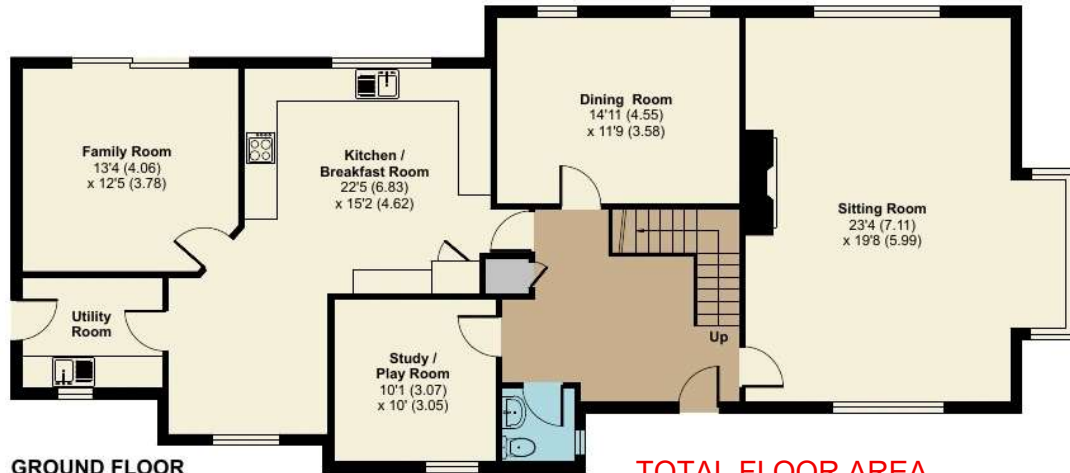


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Local Authority: Reigate and Banstead B C  
 Council Tax Band: H  
 Broadband: Full Fibre Broadband  
 Services: All mains services are connected  
 To the best of our knowledge  
 on production of this brochure



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

3,619 SQ FT / 336 SQ M



The many features of this fine home include:

- Spacious and versatile interior with up to seven bedrooms
- Three modern fitted bath / shower rooms, two being ensuite
- Attractive central hall with oak flooring
- Four living rooms including 23' sitting room with fireplace
- Bright kitchen – breakfast room with range cooker
- Fitted wardrobes to most bedrooms
- Gas central heating and double glazing
- Double Garage and extensive driveway parking
- Privacy and security, encompassed by mature gardens
- Prestigious location in this quiet, no-through avenue

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.

