



Brailles, Green Lane, Chessington,  
Surrey, KT9 2DS

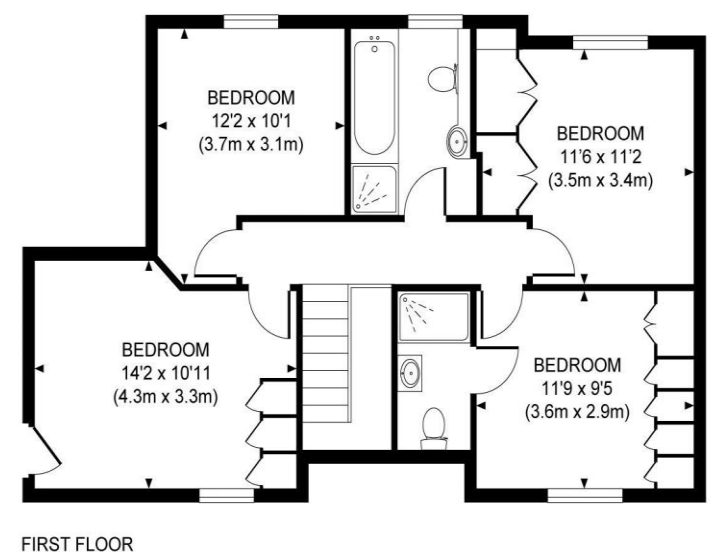
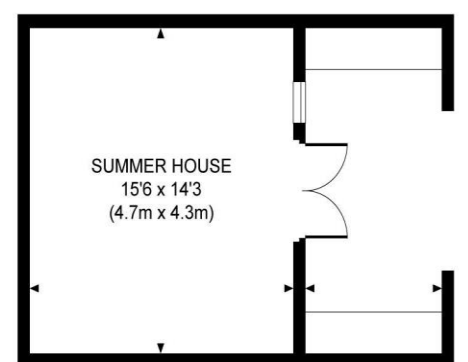
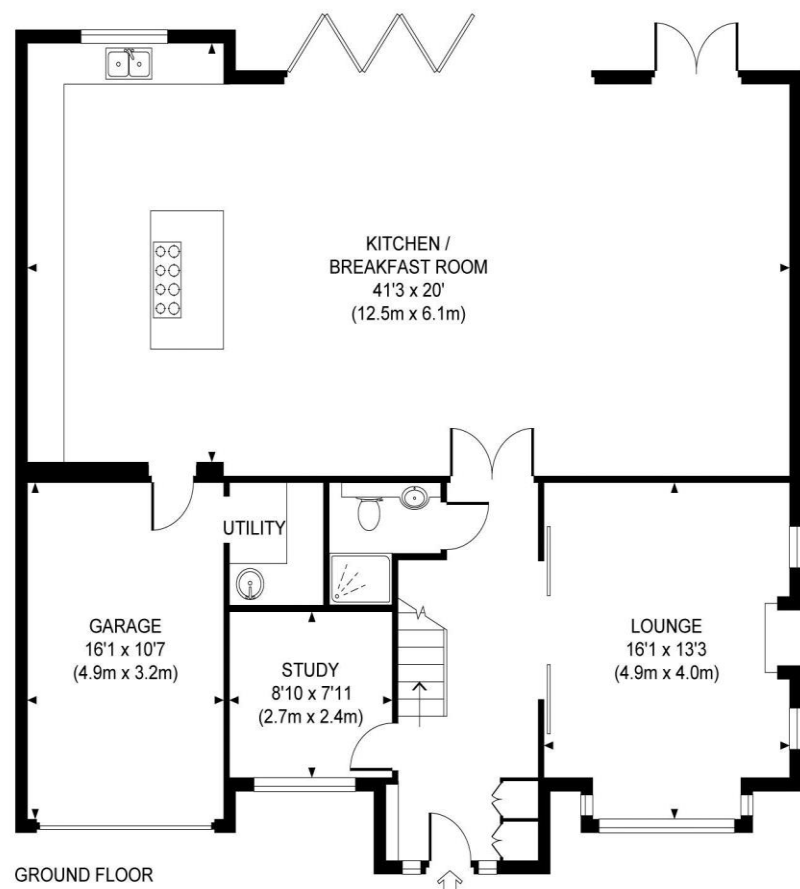
£999,950 Freehold

## Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band:



Approximate Gross Internal Area  
2120 sq ft / 197.0 sq m  
Approximate Gross Internal Area Outbuildings  
220 sq ft / 20.4 sq m



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             | 88   B  | 89   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Brailes, Green Lane, Chessington, Surrey,  
KT9 2DS**

A newly constructed 4 bedroom detached house offering a delightful rear garden, excellent specification and situated in a popular semi rural location.

**THE PROPERTY**

Originally constructed in 2020 this beautifully presented home offers extremely light, bright and contemporary accommodation. Currently this consists of a spacious entrance hall, cloakroom, sitting room with central feature fireplace and cast iron wood burning stove, separate study with the heart of the home to be found in the open plan kitchen /lounge/ family area with the former incorporating a range of matching eye and base level units together with ample granite work surfaces and a central island unit. In addition there is also a separate utility room. To the first floor there are then 4 bedrooms with the master benefitting from an ensuite shower room in addition to the family bathroom. The property itself is approached via a pea shingle driveway providing a substantial amount of off street parking which in turn leads to an attached garage. To the rear there is then an excellent size garden which provides a wide paved sun terrace with steps leading down to a large expanse of lawn enjoying lovely views over open farmland. In addition there is also a brick built barbeque and pizza oven plus a detached studio which could easily be used as a home office. In total the garden extends to 106ft x 55ft (32.3m x 17m). Other benefits include underfloor heating, mood lighting together with outside lighting.



**SITUATION**

The property is located in a popular semi rural lane offering easy access to Chessington South train station (0.2 miles) and Chessington North (0.7 miles). Also within easy reach are popular schools, shops and transport links with the A3 London Road and M25 providing good connections to London Heathrow and Gatwick airports.

