

Kennedys'

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Beech Corner
Hazelwood Lane
Chipstead
CR5 3QZ

Tucked away within a wonderfully private and peaceful setting, Beech Corner is an exceptional family home that has been extensively renovated to an outstanding standard, spanning over 4000 sq ft. The property offers a luxurious principal suite, a self-contained annexe, dedicated gym, and substantial detached outbuilding. This is a unique opportunity to acquire a turnkey family home in one of Chipstead's most desirable locations.



£1,995,000



- Extensively renovated to an exceptional standard
- Reception rooms and generous living spaces
- Self-contained annexe and dedicated gym
- Excellent access to Chipstead village amenities
- Luxurious principal with boutique hotel-style bathroom
- Neptune Kitchen and paint throughout
- Peaceful setting with frequent wildlife visitors
- *Viewings by appointment only*



PROPERTY DESCRIPTION

Renovated with love, with family at the forefront and tucked away within a wonderfully private and peaceful setting, sits Beech Corner.

Here lies an exceptional family home that has been thoughtfully transformed by the current owners and extensively renovated to create a home of not only remarkable quality, but also one that feels safe, calm and nestled away from the hustle and bustle of everyday life. Occupying pole position with far-reaching views across its grounds and surrounding greenery, this impressive home combines timeless character with comfort and practicality.

From the moment you arrive via the electric gates and sweeping tarmac driveway, there is an immediate sense of exclusivity. The attractive façade, and handcrafted oak entrance porch, provide just a glimpse of the quality that continues throughout the property. The comprehensive renovation programme includes a new clay tile roof, Evolution windows, upgraded central heating system, underfloor heating, beautifully appointed CP Hart bathrooms with Burlington vanity units, and a stunning Neptune kitchen. All finished in a calming palette using Neptune paints throughout.

The property extends over two floors and has been designed with both family life and entertaining in mind. Elegant reception rooms sit alongside generous open-plan living spaces, creating a wonderful flow throughout the home. The beautifully crafted kitchen forms the heart of the property, offering a stylish yet practical space and from here you can enjoy views over the gardens and the surrounding landscape.

Upstairs, five well-proportioned bedrooms provide comfort for family and guests, including a luxurious principal suite that enjoys a boutique hotel feel, complete with an impressive open-plan bathroom arrangement and elevated outlook over the grounds.







PROPERTY DESCRIPTION AND LOCAL AREA

A valuable feature of Beech Corner is the self-contained annexe with its own terrace area which was created by the current owners following the grant of planning permission to accommodate multi-generational living. Whether used for an relative, independent teenager, visiting guests or even as additional income potential (subject to any necessary consents), it offers a level of exceptional flexibility that is not easy to come by.

A further hidden gem that adds to the property's versatility is a dedicated gym and a substantial detached outbuilding, perfectly suited as a home office, studio or business workspace, making it ideal for those wanting a balance between home and professional life.

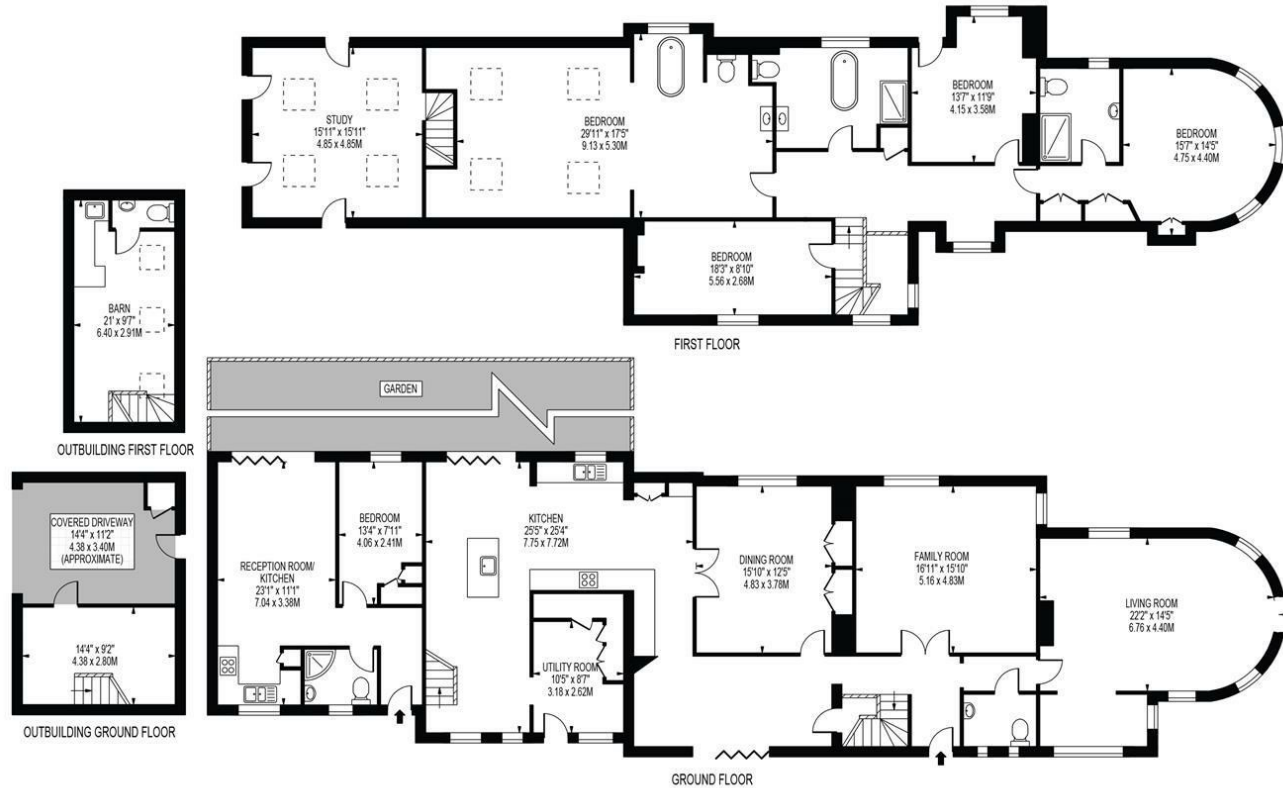
Despite its peaceful surroundings, and the occasional visiting deer; the property remains exceptionally well connected, with easy access to Banstead, Reigate, local stations, shops and amenities. Hazelwood Lane is a highly regarded residential road situated in the heart of Chipstead, one of Surrey's most desirable villages. Surrounded by open countryside yet exceptionally well connected, Chipstead offers a charming village atmosphere with a range of local amenities including independent shops, cafés, a village pub, and a popular golf club. The area is particularly sought after by families due to its excellent selection of both state and independent schools.

For commuters, Chipstead railway station provides regular services into London, whilst nearby Banstead, Coulsdon and Reigate offer a wider range of shopping, dining and leisure facilities. The M25 can be accessed via Junction 8 at Reigate, providing convenient links to Gatwick Airport, Heathrow Airport and the national motorway network. The surrounding countryside, including nearby woodland walks and areas of outstanding natural beauty, offers excellent opportunities for outdoor recreation.



**HAZELWOOD LANE,
BEECH CORNER**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4050 SQ FT - 376.26 SQ M
(EXCLUDING OUTBUILDING)
APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 332 SQ FT - 30.88 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Beech Corner, Hazelwood Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: C
COUNCIL: Reigate and Banstead
TAX BAND: H

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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