

Kennedys'

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Redroofs
How Lane
Chipstead
CR5 3LN

A rare and versatile 7 bedroom detached home offering over 5,000 sq ft, set on a large private plot backing directly onto Chipstead Golf Club. Designed for multi-generational living, the property currently provides two interconnected homes, with the flexibility to combine them into one substantial family residence.

£1,650,000



7



6



3



4+



- Detached 7 bedroom home, ideal for multi-generational living
- Multiple reception rooms and two kitchens
- Potential to combine into one large family home
- Beautiful established gardens with lawns & mature planting
- Large, private plot backing onto Chipstead Golf Club
- Five bedrooms in the main house plus two further bedrooms
- Spacious basement offering further potential
- Detached double garage
- Convenient for Chipstead village, local amenities & schools
- A truly rare and exciting opportunity



PROPERTY DESCRIPTION

Here's a rare opportunity to acquire not one but two self contained properties within a single impressive detached residence. Set on a substantial and private plot, this exceptional home enjoys a particularly enviable position, backing directly onto the third green of Chipstead Golf Club. Opportunities of this nature seldom come to market making this a truly special proposition. Offering just over 5000 sq ft of footprint, including a basement and garage, this is a home that has been literally built for multi generation living by the current owners, whilst being designed in such a way that any future buyer could merge the two into one, should they so wish.

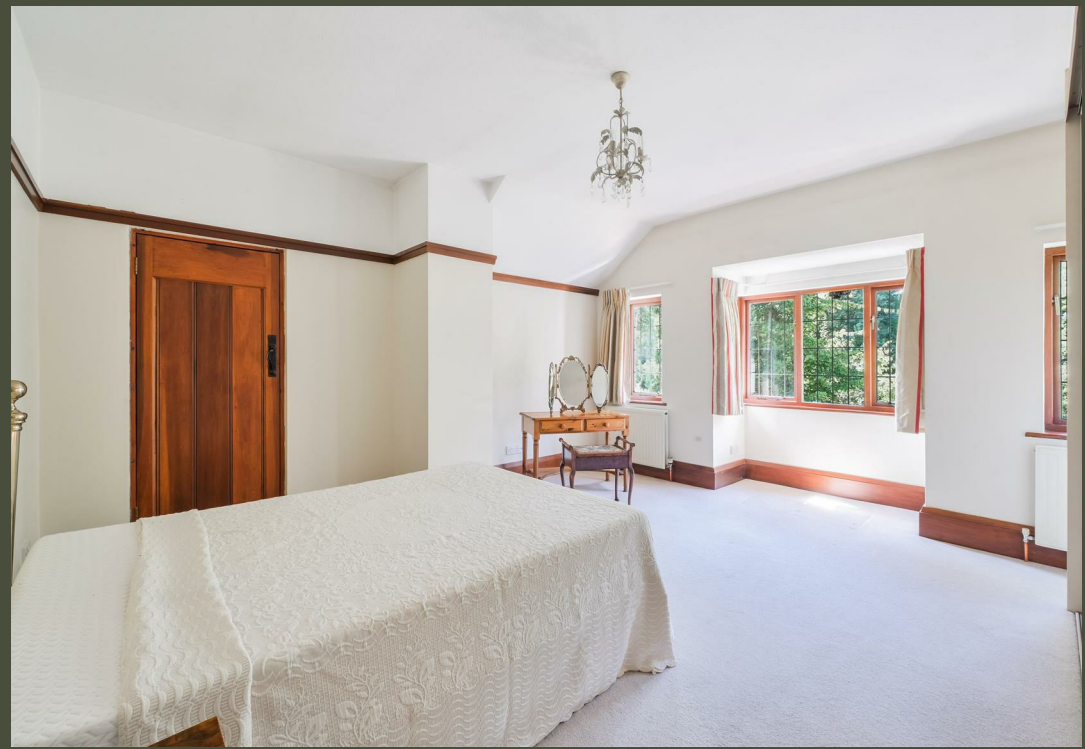
The original and main section of the house enjoys a welcoming entrance, with a rear lobby area that leads to the gardens. A large sitting room, dining room, snug (with interconnecting locked doors) and kitchen/breakfast room and laundry room completes the ground floor, whilst to the first floor are a primary bedroom with dressing room (again with interconnecting locked doors) and bathroom, 4 further bedrooms and large family bathroom.

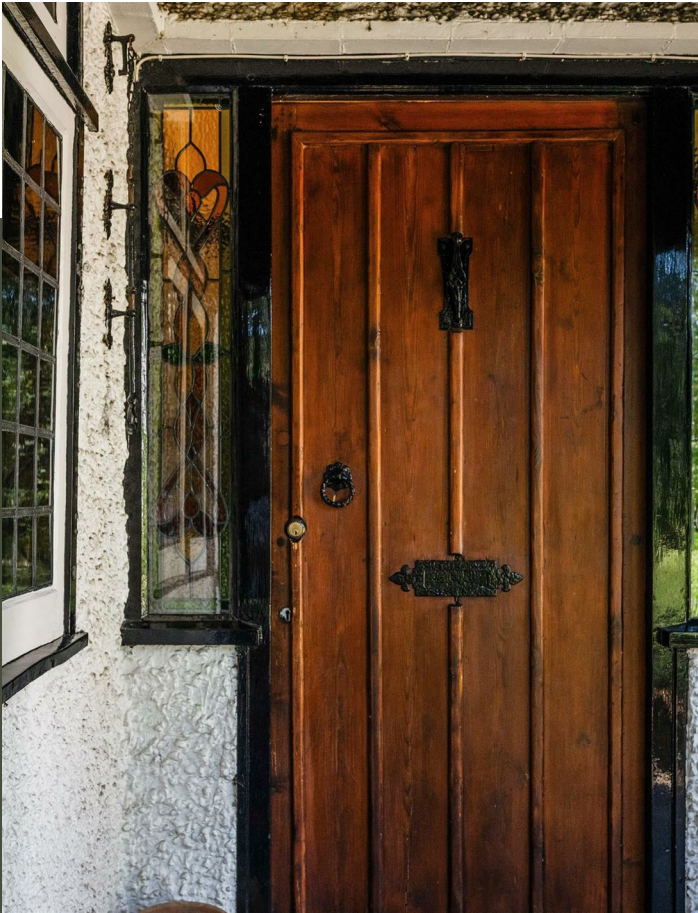
Next door has its own private front porch and door leading to a large reception hall, off of which is a sitting room, dining room, w/c and kitchen, whilst the first floor offers two good sized bedrooms and a large family bathroom.

The basement area adds another interesting dynamic and plenty of opportunities to convert or utilise as you might wish, as does the detached double garage. The private driveway off How Lane leads to a large open forecourt area that provides ample parking for both personal use and guests alike, with easy access to both entrances and the rear garden, which is a delight in itself. Sweeping lawns, hidden paths, well established planting and plenty of interest for the more discerning gardener, whilst those of us who enjoy gardens but aren't green fingered can enjoy the years of care that the current owners have invested in this beautiful space; and did we mention it also has access directly on to Chipstead Golf Club?









LOCAL AREA AND AMENITIES

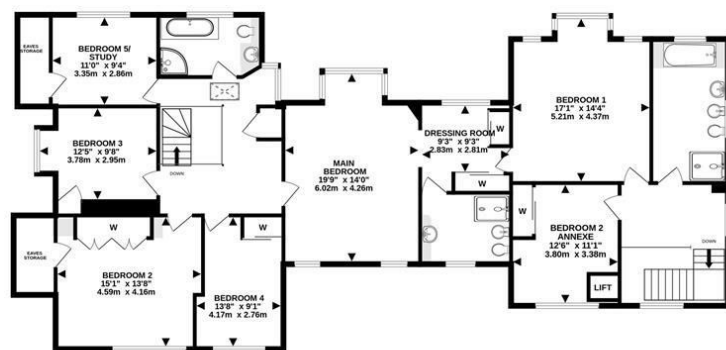
Chipstead village enjoys transport connections, with the Capital within easy reach. Chipstead Station is within walking distance and Coulson South station is a short drive away, providing fast and frequent rail services into London, making commuting into the city both convenient and effortless. The parade of shops provides you with amenities such as a post office, vets, wine store and bistro along with local independent traders whilst more comprehensive shopping and leisure facilities can be found in both Banstead Village or nearby Coulsdon. The house is close to the White Heart pub, a favourite with the locals, and the Courtyard Theatre, a local community gem which celebrated its centenary in 2024.

Schooling is well provided for in both State and Private sectors and there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club.

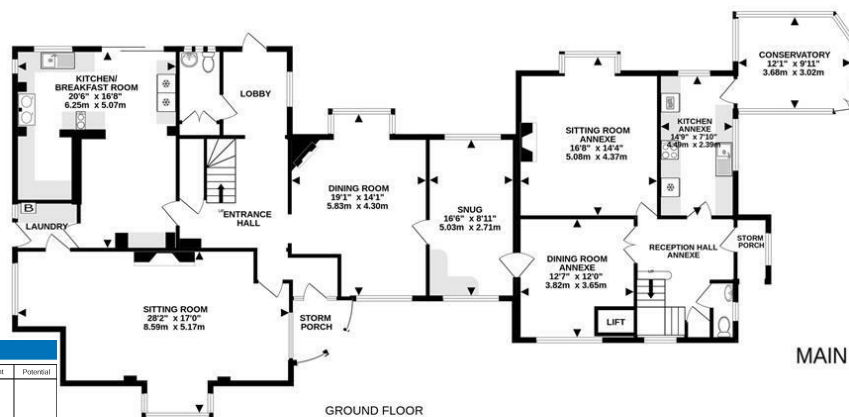
This versatile home is a rare beast and should be seriously considered by anyone looking to enjoy the benefits of multi generation living or just have a home that has the flexibility you are looking for. An elevated private plot off one of the most sought after roads in Chipstead, and much more besides, are only a couple of reasons for you to want to explore more, and we would be happy to arrange a personal visit.

If you would like to take us up on the offer, have any questions or wish to have further information, please don't hesitate to contact Peter Kennedy or a member of the sales team.

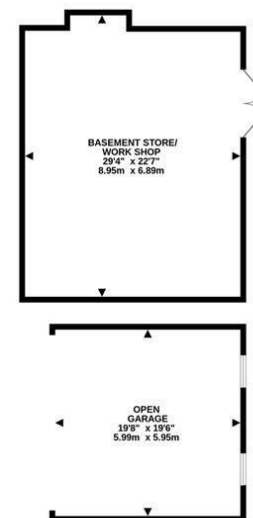
A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'P' and ending with a long, sweeping tail. It is positioned in the bottom left corner of the page.



1ST FLOOR



GROUND FLOOR

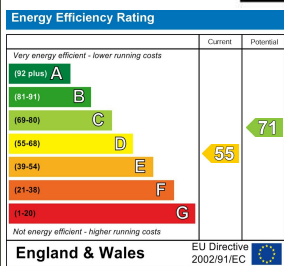


BASEMENT AND OPEN GARAGE



MAIN HOUSE 376 SQ.M (4047 SQ.FT) BASEMENT AND GARAGE 94.8 SQ.M (1021 SQ.FT)

TOTAL FLOOR AREA : 5111sq.ft. (474.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Redroofs, How 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: D
COUNCIL: Reigate and Banstead
TAX BAND: H

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