



ASPREY
ESTATES

Redroofs

How Lane, Chipstead, Surrey CR5 3LN

Property at a glance

- An impressive five bedroomed detached character property adjacent to Chipstead Golf Course
- Boasting an exceptionally large self-contained, two storey annexe with two reception rooms, kitchen, two bedrooms and bathroom plus "Stiltz" lift access
- Master bedroom with ensuite and dressing room, four additional bedrooms, family bathroom with underfloor heating
- Large reception hall with ground floor WC and a fine staircase to a stunning galleried landing
- Triple aspect sitting room with fireplace, dining room with fireplace, charming snug
- Kitchen/breakfast room with Aga and sliding doors to the patio, useful utility room
- Double width garage and extensive driveway
- High ceilings, upgraded boiler, secondary glazing, spacious basement beneath the annex
- Secret "fairy" garden hidden amongst the scrubs and trees
- Secluded westerly aspect garden with golf course views with "folly" seating looking on to the 3rd green

Setting

The property is set within secluded gardens that enjoy a favoured westerly aspect. The rear garden has been landscaped to include a "folly" seating area, perfectly positioned to overlook the golf course plus a secret "fairy" garden that remains hidden amongst mature shrubs and trees.

Situated in the heart of Chipstead, the property is well placed for families with several highly regarded local schools within the vicinity. The location offers a welcoming balance of rural charm and convenience with transport links providing access to the M25 and towards Central London.

£1,950,000 Freehold

Redroofs

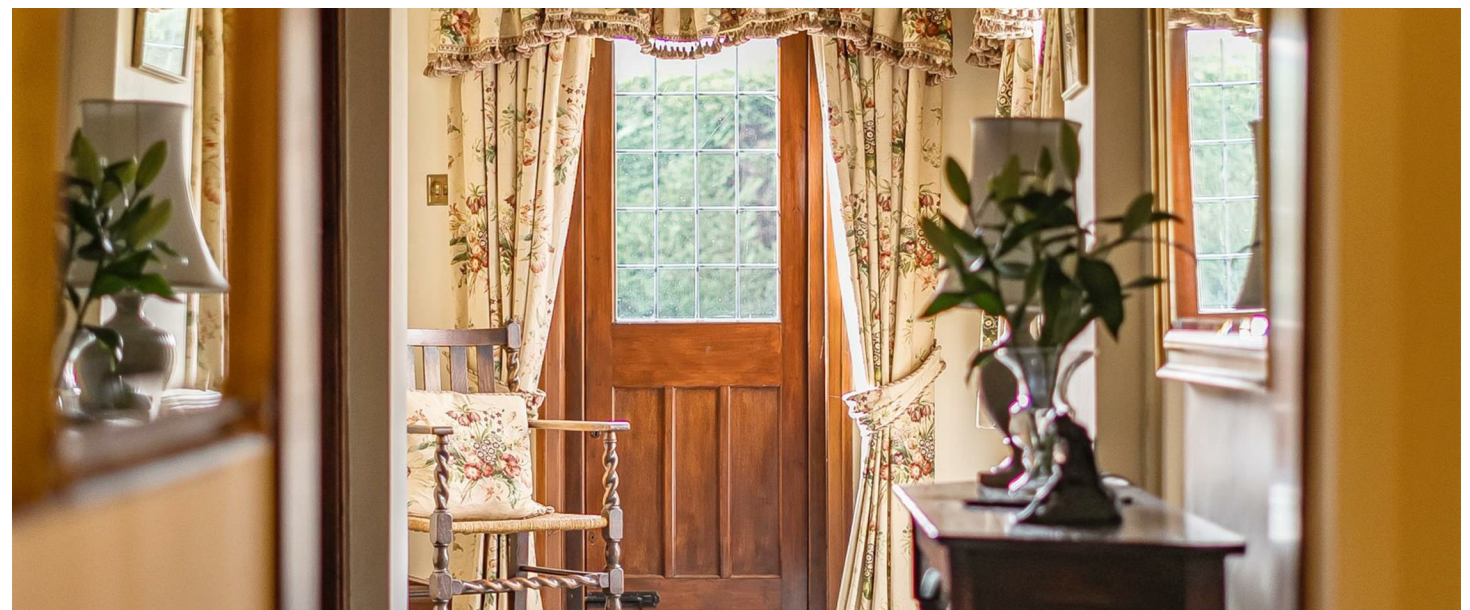
Redroofs is five-bedroom detached house with an exceptionally large self-contained, two storey, two-bedroom annex, the property is approached via an extensive driveway that leads to a double width garage, the principal residence is entered via a large and welcoming reception hall featuring a guest cloakroom and a fine staircase that rises to a magnificent galleried landing.

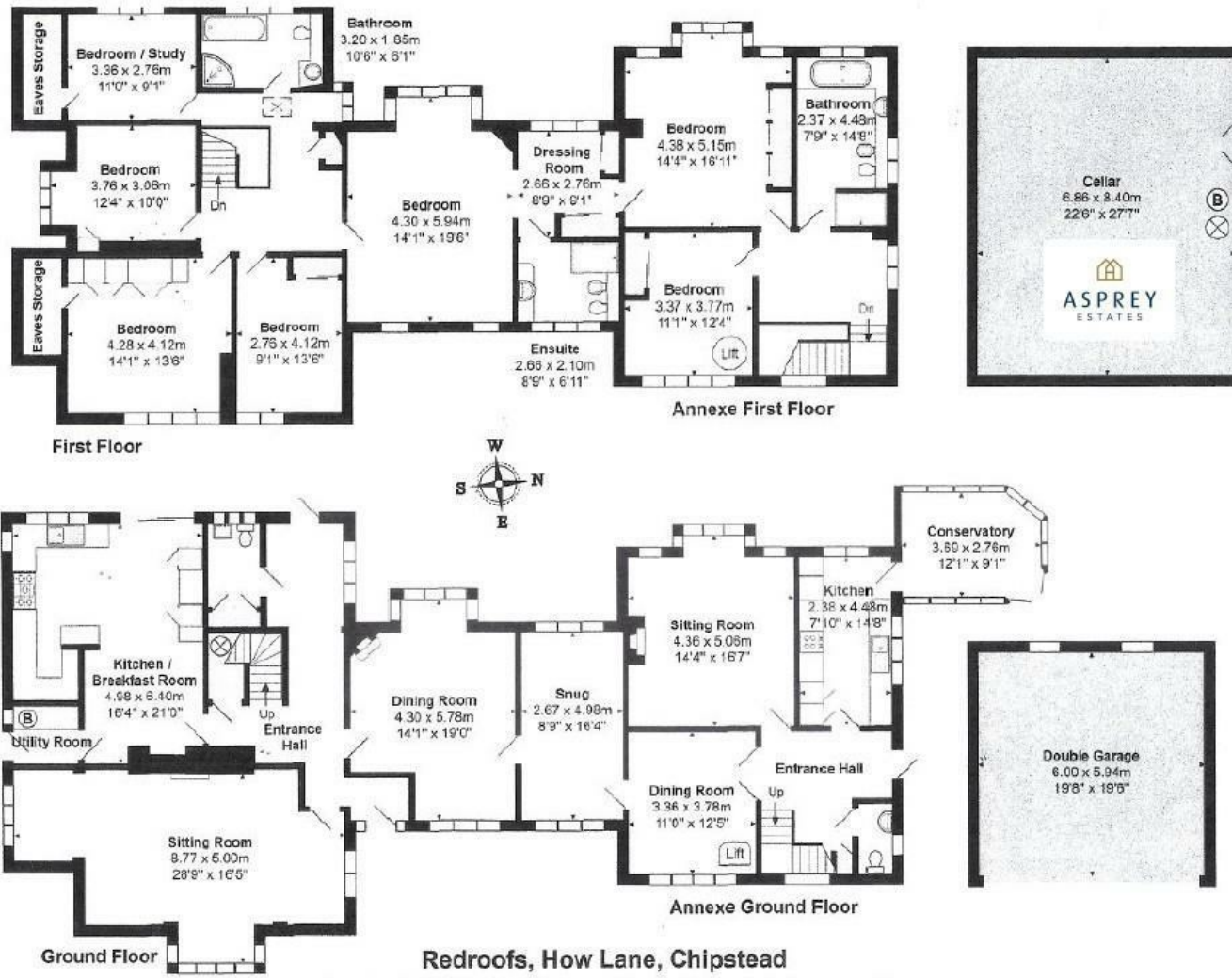
The extensive two-bedroom annex, offers highly versatile secondary accommodation suitable for multi-generational living or a substantial home office suite. On the ground floor there are two reception rooms, a well-equipped kitchen and a conservatory that affords wonderful views of the golf course.

A spacious cellar is located beneath the annex, provides excellent storage or potential for further hobby space. The ground floor accommodation of the main house is defined by high ceilings and a sense of volume throughout. The principal sitting room enjoys a triple aspect ensuring an abundance of natural light and is centered around an open fireplace. Further formal entertaining space is provided by a separate dining room, also featuring a fireplace, while a charming snug offers a more intimate setting for relaxation.

At the heart of the home is the kitchen/breakfast room, fitted with a traditional Aga and featuring sliding doors that lead directly onto the rear patio. The ground floor is completed by a practical utility room with garden access.

To the first floor the master suite comprises a generous bedroom, a dedicated dressing room and an en-suite bathroom. Four additional bedrooms are served by a well-appointed family bathroom which benefits from underfloor heating. There is also an upgraded boiler and secondary glazing to maintain the property's character while enhancing thermal efficiency.





All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents on 01737 832845.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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