



Longshaw Stables

HAZELWOOD LANE, CHIPSTEAD, CR5

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Longshaw Stables is an exceptional new residence of outstanding quality, where striking architecture, luxurious interiors and cutting-edge technology combine to create a truly remarkable family home. Meticulously designed and constructed to exacting standards, the property offers a rare blend of modern sophistication and timeless craftsmanship, all set within beautifully landscaped grounds that provide privacy, tranquillity and an enviable lifestyle.

The property occupies a secluded plot with extensive parking and an impressive collection of ancillary buildings. At the centre of the home lies a spectacular landscaped internal courtyard, creating a peaceful focal point that floods the accommodation with natural light and establishes a seamless connection between indoor and outdoor living. Designed by award-winning landscape designer Tom Howard, the courtyard features specimen trees, elegant planting, water features, paved entertaining areas and an integrated outdoor sound system, providing an oasis of calm around which the principal accommodation is arranged.

The centrepiece of the house is the magnificent open-plan kitchen, dining and family room, an extraordinary space designed for both everyday family life and large-scale entertaining. Three atrium rooflights and dramatic 9-metre Minima triple-track sliding doors bathe the room in natural light and open directly onto the terrace and gardens, creating an exceptional indoor-outdoor lifestyle. The bespoke hand-painted shaker kitchen is fitted with quartz worktops and splashbacks and incorporates a substantial island,





twin dishwashers, integrated Siemens appliances, Bora downdraft induction hob, Quooker tap, wine fridge and integrated coffee station. A bespoke media wall with integrated surround speakers further enhances this impressive living space.

Flowing seamlessly from the kitchen is the stunning sitting room, distinguished by its vaulted gabled ceiling and direct access to the central courtyard. Together, these principal reception rooms provide elegant and versatile spaces for relaxation and entertaining while enjoying views across the gardens and courtyard.



The bedroom accommodation has been thoughtfully arranged to provide both privacy and flexibility. The spectacular principal suite is one of the defining features of the home, comprising a beautifully appointed bedroom with direct access to the courtyard, a luxurious dressing room and an elegant en suite bathroom. A generous guest suite also benefits from en suite facilities, whilst an additional bedroom currently serves as a superb home office, offering a tranquil workspace with access to the courtyard. The remaining bedrooms occupy a separate wing of the house, ideal for family living, and are served by a combination of an en suite and family bathroom facilities.



Supporting accommodation includes an impressive entrance hall with cloakroom, boot room, utility room, two plant rooms and an internal store, ensuring practicality matches the exceptional quality found throughout the home.

The gardens and grounds have been beautifully designed to complement the contemporary architecture. Extensive terraces create superb entertaining areas and provide a natural extension of the internal living spaces. Sweeping lawns, specimen trees, herbaceous borders and carefully

curated planting schemes combine to create a landscape of exceptional beauty. Pleached hornbeam screening enhances privacy, while integrated irrigation, architectural lighting and provision for a future outdoor kitchen demonstrate the meticulous attention to detail invested throughout the property.

Outbuildings

A substantial oak-framed barn garage provides secure parking for two vehicles and incorporates extensive storage. Above is a superb ancillary suite comprising a games room, home office or studio together with a luxury bathroom, offering excellent flexibility for modern living. The building is fully air-conditioned and benefits from integrated audio and Crestron smart-home connectivity.

Further enhancing the property's versatility is a detached contemporary annexe extending to approximately 50 sq m. Complete with air conditioning, a luxury shower room, independent hot water system, Crestron controls and its own gated entrance with parking, it is ideally suited to guest accommodation, multigenerational living, home working or use as a dedicated leisure and entertaining space.

Specification

The quality of Longshaw Stables extends far beyond its architectural design, incorporating an exceptional level of technology, comfort and sustainability throughout.





Offers In Excess Of:
£2,995,000
Subject to Contract

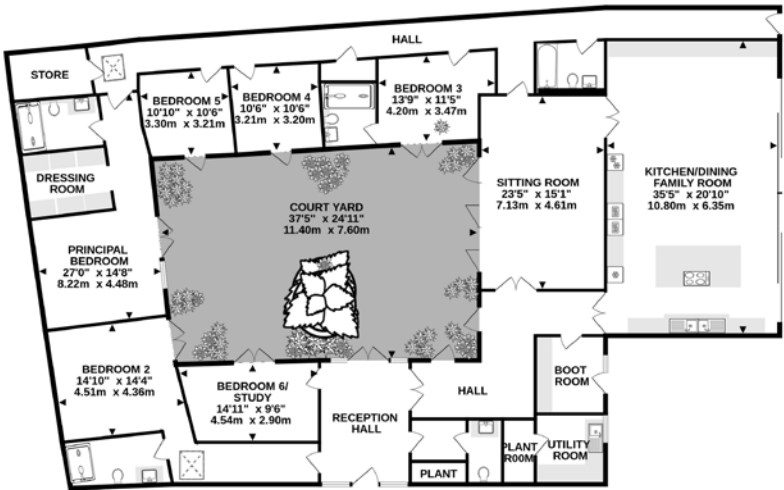
Local Authority: Reigate and Banstead

Council Tax Band: T.B.C.

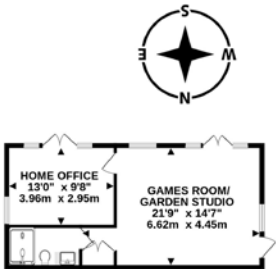
Tenure: Freehold

Reference: CHS260100

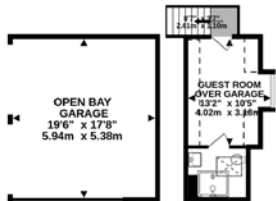
Approximate Gross Internal Area:
4,625 sq.ft. / 429.6 sq.m.



MAIN DWELLING
3578 sq.ft. (332.5 sq.m.) approx.



GARDEN STUDIO
446 sq.ft. (41.4 sq.m.) approx.



OPEN BAY GARAGE
600 sq.ft. (55.7 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MAIN DWELLING 332.5 SQ.M (3578 SQ.FT) OUTBUILDINGS 97.1 SQ.M (1046 SQ.FT)

TOTAL FLOOR AREA : 4625 sq.ft. (429.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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