

Arts and Crafts splendour in a superb village location

exclusive to

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Coulsdon Lane
Chipstead
CR5

London 16 miles Banstead Village 3 miles
Reigate 6 miles Coulsdon 1.5 miles
London by rail 21 minutes from Coulsdon South
Or 45 minutes from Chipstead.
M25 / M23 intersection 3 miles
All times and distances are approximate

In the heart of Chipstead Village, this exceptional ‘Arts and Crafts’ detached house has been extended and refurbished to create a wonderful family home with an independent, ground-floor annexe.

Positioned in its 0.43 acre plot for the best South-West aspect at the rear, this property is also ideal for those that like to host.

Guide Price £1,750,000

View by appointment please, arranged through Richard Saunders and Company
Telephone 01737 363333

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- Entrance Hall
- Cloakroom
- Sitting Room
- Family Room
- Kitchen – Dining Room
- Annexe of Hall, Sitting Room, Kitchen-Dining Room, Bedroom and Shower Room
- 5 Bedrooms
- Ensuite Bathroom
- Family Bathroom and Shower Room
- Principal Suite comprises Bedroom, Dressing Room and Bathroom
- Garage
- Some 130’ Frontage with extensive driveway
- Around 115’ x 110’ Rear Garden
- In total, around 0.43 Acre









This distinctive house was individually designed and created at a time when many of the fine houses in Chipstead were being built in the years following the arrival of the rail service to London. The house is positioned within its plot to make the most of a South-West aspect to the rear ensuring that its secluded gardens and full-width terrace are bathed in sunlight throughout the day.

The owners have taken great care to extend and refurbish the house sympathetically and in doing so, they created a spacious, well-appointed family home with the benefit of an independent, ground-floor annexe. Of course, if the annexe was not required it would take very little alteration to combine that extra accommodation with the main home.

There are five good sized bedrooms across the first floor, and this includes a generous principal suite. A bathroom and separate shower room serve the remainder of bedrooms and there is also a study overlooking the front. There is ample parking in addition to the garage, and the well-planted gardens encompass the house.

Contact Richard Saunders of Banstead on 01737 363333 to arrange your viewing appointment.



Set amongst other substantial detached house in spacious plots, this attractive village location offers great connectivity to transport links and a wide range of amenities.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is within walking distance and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket, football, tennis and bowls and it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area. The White Hart village pub-restaurant is within half a mile.









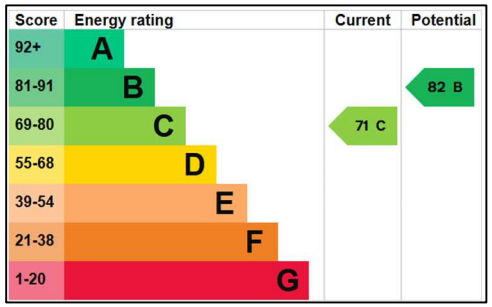


Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: H
Broadband: Part Fibre Broadband
All mains services
To the best of our knowledge
on production of this brochure



TOTAL FLOOR AREA

3,608 SQ FT / 335.17 SQ M



The many features of this fine home include:

- A detached home of distinctive period character
- Bespoke fitted kitchen with granite and appliances
- Independent ground-floor annexe or extra family space
- Replacement double glazed windows and doors
- Full-width terrace, perfect for entertaining or just relaxing
- Over 3,500 sq ft of family accommodation
- Garage and plenty of parking for family and guests
- Set amidst other substantial neighbouring houses
- Five double bedrooms served by three bath/shower rooms
- Wonderful wrap-around gardens with South-West aspect
- First-floor study and wealth of eaves storage
- Sought-after Chipstead Village location

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



