



Exclusive and refined family home with views overlooking Chipstead Valley

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Hazel Way Chipstead CR5 3PJ

Banstead Village 2 miles
London by rail 35 minutes
M23/M25 Intersection 10 minutes

This outstanding family home has a classical elegance and enjoys natural privacy.

Individually designed and built by the current owners, the stylish interior is naturally illuminated and spacious with the principal rooms designed to enjoy the best views.

Price £1.795 million

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

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- Hallway ■ Study ■ Dining Room ■ Downstairs Cloakroom
- Sitting Room ■ Open-Planned Kitchen – Breakfast Room ■ Utility/Pantry Room
- Five Bedrooms ■ En-Suite To Principal ■ Family Bathroom
- Garden Studio ■ Patio Area ■ Private Garden
- Double Garage ■ Off-Street Parking

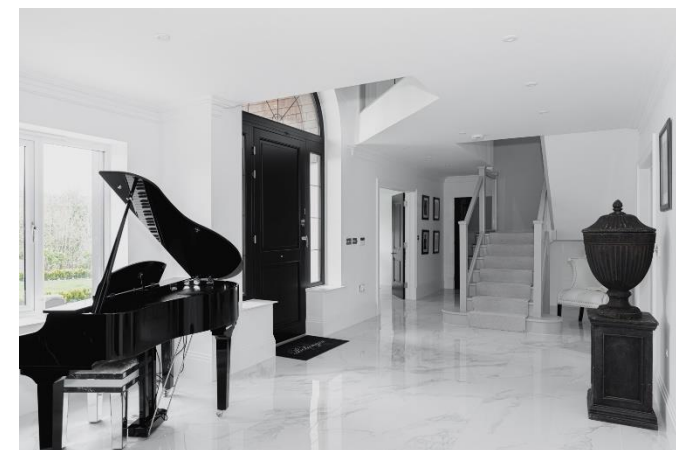


Perched in this elevated location and enjoying far-reaching views over Chipstead valley and Banstead woods is this stunning five bedroom detached family home which has been recently designed and built to a very high specification by the current owner.

Main features to note include a bespoke kitchen designed and fitted by Kitchen Culture of Esher with fitted Siemens appliances, Duravit sanitary ware in all the bathrooms along with Cat 6 and underfloor heating throughout. Arranged over two floors and offering versatile accommodation, this swish interior is bright and contemporary, providing all that you would expect of a luxurious family home.

The open-plan living spaces create the ideal setting for entertaining family and friends. The designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance along with the immaculately landscaped gardens with bespoke garden room and far-reaching views.

An internal viewing is highly recommended to fully appreciate what this home has to offer.





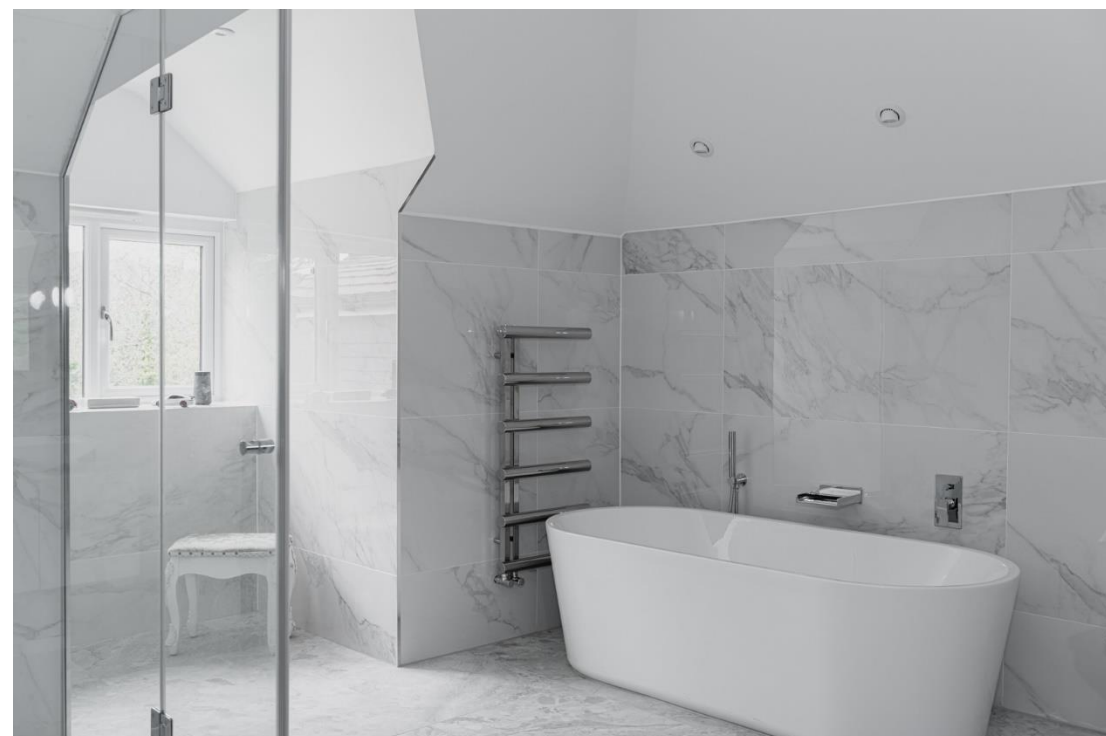
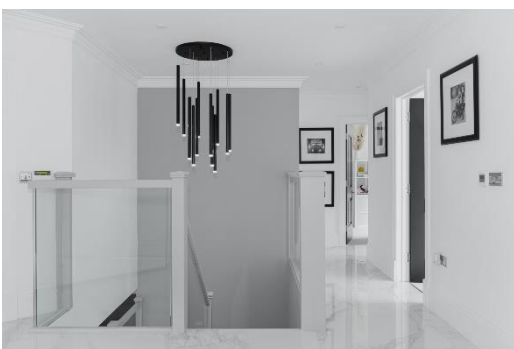
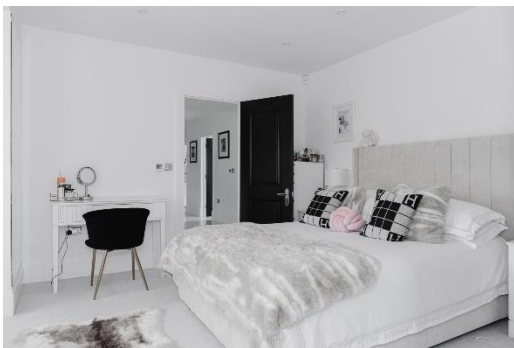
Hazel Way is a small cul-de-sac off Hazelwood Lane. Just minutes away, Chipstead Station has reliable rail services to London in around 35 minutes.

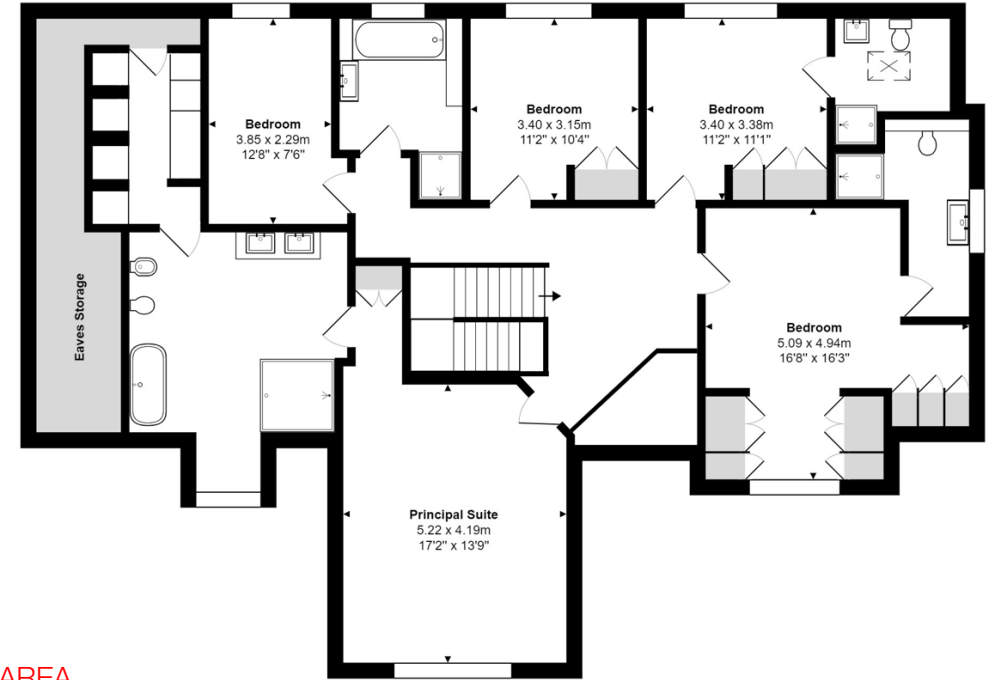
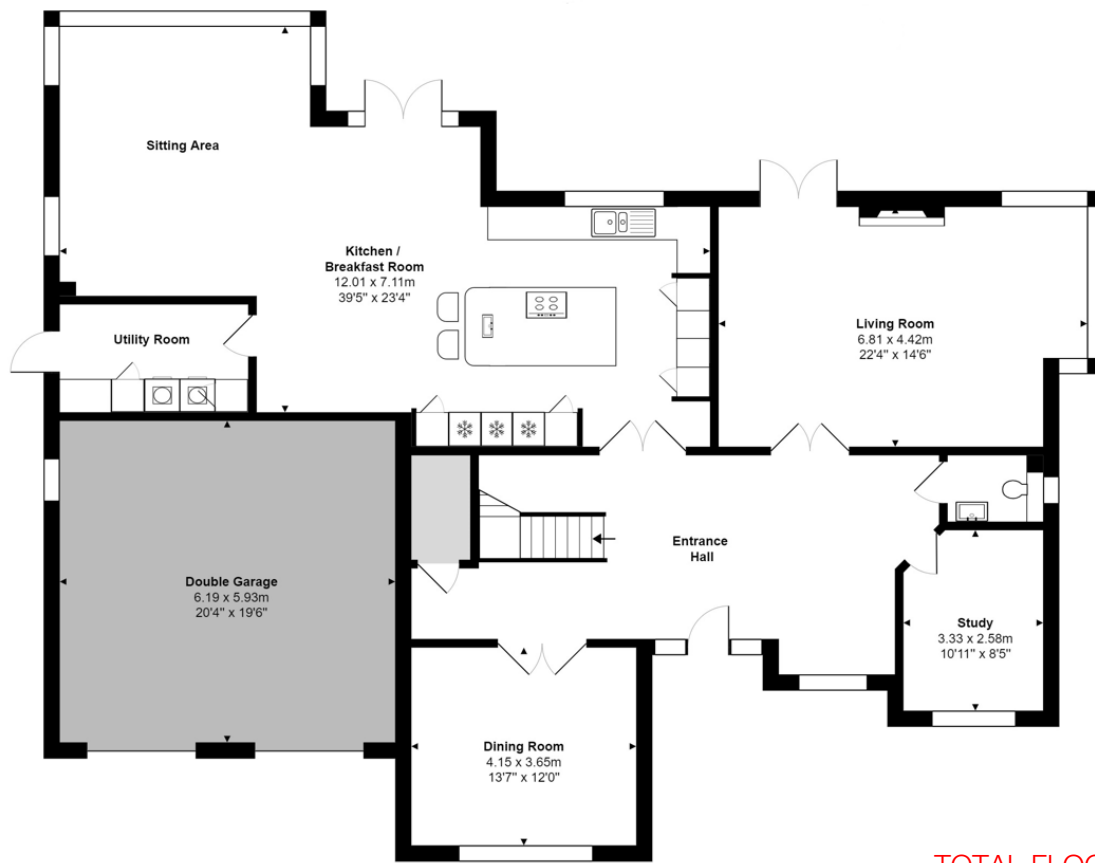
The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports.

There are a few local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom are all within easy reach offering more extensive shopping, theatre, cinema, health clubs and other facilities.

Chipstead Village retains its unspoilt rural charm with its village pond, local pub-restaurants, golf club and many sports and village clubs, all encompassed by abundant open countryside.

A key attraction in the village is the 96-seat theatre opposite the White Hart gastro pub.





TOTAL FLOOR AREA

3,856 SQ FT / 358.2 SQ M

The many features of this fine home include:

- Five Generous Bedrooms
- Contemporary Integrated Designer Kitchen – Breakfast Room
- New Build Warranty
- Underfloor Heating Throughout
- Double Garage With Heating And Insulated Electric Roller Doors
- Utility Room With Direct External Access
- Electric Car Charger
- Bespoke Garden Studio / Flexible Workplace
- Within Moments Of Chipstead Mainline Station
- Landscaped Gardens With High Degree Of Privacy

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.



Video Tour Available

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: H

All mains services

To the best of our knowledge on production of this brochure

