



Outstanding detached family home in a quiet village location

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11 Water Mead Chipstead CR5 3NT

Local Shops and Station within a short walk
Banstead Village 2 miles
London 16 miles
London by rail 35 minutes from Chipstead
M23/M25 Intersection 15 minutes
All times and distances are approximate

This handsome, modern five/six-bedroom detached family home occupies a commanding position within a peaceful cul-de-sac, offering both privacy and tranquility. With a secluded garden perfect, this property is ideal for families seeking a quiet retreat while remaining close to essential amenities. Conveniently located near local shops and within easy reach of Chipstead Mainline station, it provides excellent access to transport links and the surrounding area.

- | Porch
- | Hallway
- | Study
- | Kitchen - Dining room
- | Conservatory
- | Utility room
- | Sitting room
- | Double garage
- | Five/six bedrooms
- | Family bathroom
- | Two en-suite shower rooms
- | Shower room
- | Private garden
- | Off-street parking

Price £965,000





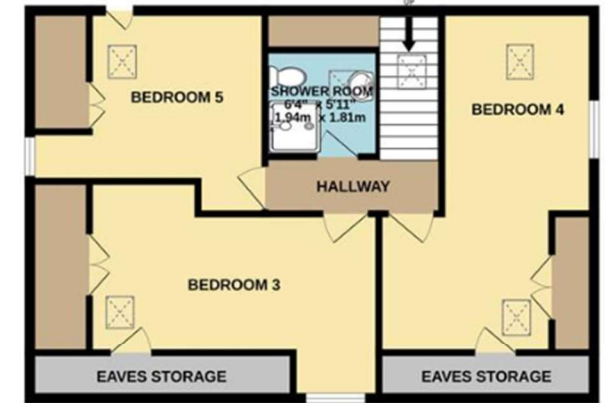
Built in 2002, this property is presented to the market in excellent condition and offers well-proportioned, modern accommodation ideal for family living. The highlight is the spacious open-plan kitchen, dining, and family room, which seamlessly extends into a light-filled conservatory with views of the private, garden. Perfect for both entertaining and relaxation, this space forms the heart of the home. Arranged over three floors, the property offers versatile living spaces that can adapt to a variety of needs, making it suitable for growing families or those seeking extra space. The bright, contemporary interior features sleek finishes and a sophisticated design, providing the luxury and comfort expected in a premium home. An internal viewing is highly recommended to fully appreciate the thoughtful layout, stylish interiors, and overall ambiance this home has to offer.



This attractive five bedroom detached home is situated in this sought-after development close to local shops and restaurants and Chipstead Station provides commuter links to London Bridge and Victoria in approximately 35 minutes. Banstead Village is approximately 2 miles away with a greater selection of shops including Waitrose Supermarket and Marks and Spencer Simply Food. There are bus services to nearby towns including Epsom, Purley and Coulsdon and the M23/M25 Intersection can be reached in around 15 minutes.

Five/six generous bedrooms | Spacious dual-aspect sitting room | Within walking distance of Chipstead station | Excellent storage throughout | Ample amount of off-street parking | Within close proximity of an array of excellent local schools | Integrated double-garage | Fully integrated open-planned Kitchen - dining room | Cul-de-sac location





TOTAL FLOOR AREA

2,905 SQ FT / 269.9 SQ M

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Viewing
 Please call us to arrange
 a viewing appointment

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 Banstead
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