



Chipstead, Surrey

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Backing directly onto Chipstead golf club

How Lane Chipstead Surrey

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

In a wonderful village location and on the edge of Chipstead golf course, a magnificent Edwardian house sympathetically extended and refurbished to a high standard.

A substantial and practical family home with tremendous character which benefits from under floor heating, a mercury oven, mega flow system, high ceilings, drive in double garage, laundry room and boot room.

Guide Price £2.5 million

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



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study ■ Family Room
- Kitchen – Breakfast Room ■ Boot Room ■ Utility Room
- 5 Bedrooms, Dressing Room and 3 Bath / Shower Rooms including Principal Suite and Second Suite
- Ground-floor 6th Bedroom / Gym and 4th Bathroom ■ Large Attic Room with huge potential
- Frontage of some 180' with driveway and parking ■ Large Double Garage
- Some 140' x 105' rear Garden with full-width terrace and Westerley aspect
- In all, Half an Acre



This impressive property offers the rare to market combination of authentic period character and spacious accommodation suitable for modern family life. Built in 1902, this Edwardian villa has been restored, extended and refurbished with remarkable attention to detail. Great care was taken to ensure that new additions blend with the original.

There are four good sized reception rooms, the large kitchen - breakfast room has ample space for informal dining and entertaining, the whole house has beautifully high ceilings and 360' of light delivered by its large sash windows. The boot room is ideal in this village location, and the ground floor bedroom and bathroom would be ideal for an au pair or used as a gym.

There are five double bedrooms including a principal suite with dressing room and shower room, a second suite with bathroom in addition to a family bathroom. The large attic room, accessed by a fixed staircase, offers great potential for 2 extra bedrooms plus a large bathroom.

Beautifully established gardens encompass the house with informal and formal areas to enjoy and the large raised terrace which capture the afternoon and evening sun, a perfect space for relaxing or entertaining.



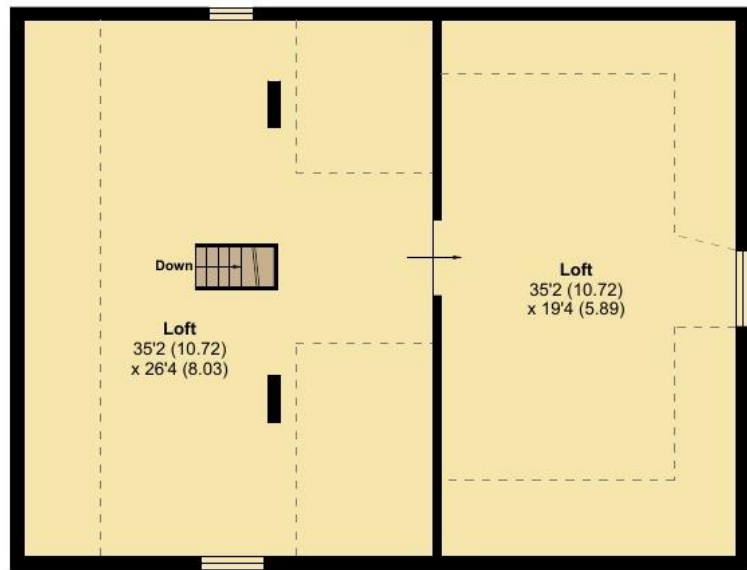
The house has a peaceful village setting, facing How Green and backing on to Chipstead golf club and yet this location offers excellent accessibility to London.

Within a few minutes' drive, the M23/M25 intersection gives access to the Nation's motorway network. Gatwick is within a 20 minute drive, Heathrow in 40 minutes and the coastal ports and the Eurotunnel are also within easy reach. Chipstead Station is an 8 minute walk and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

Located in nearby Reigate and Banstead Villages are Waitrose and Marks and Spencers supermarkets. 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.

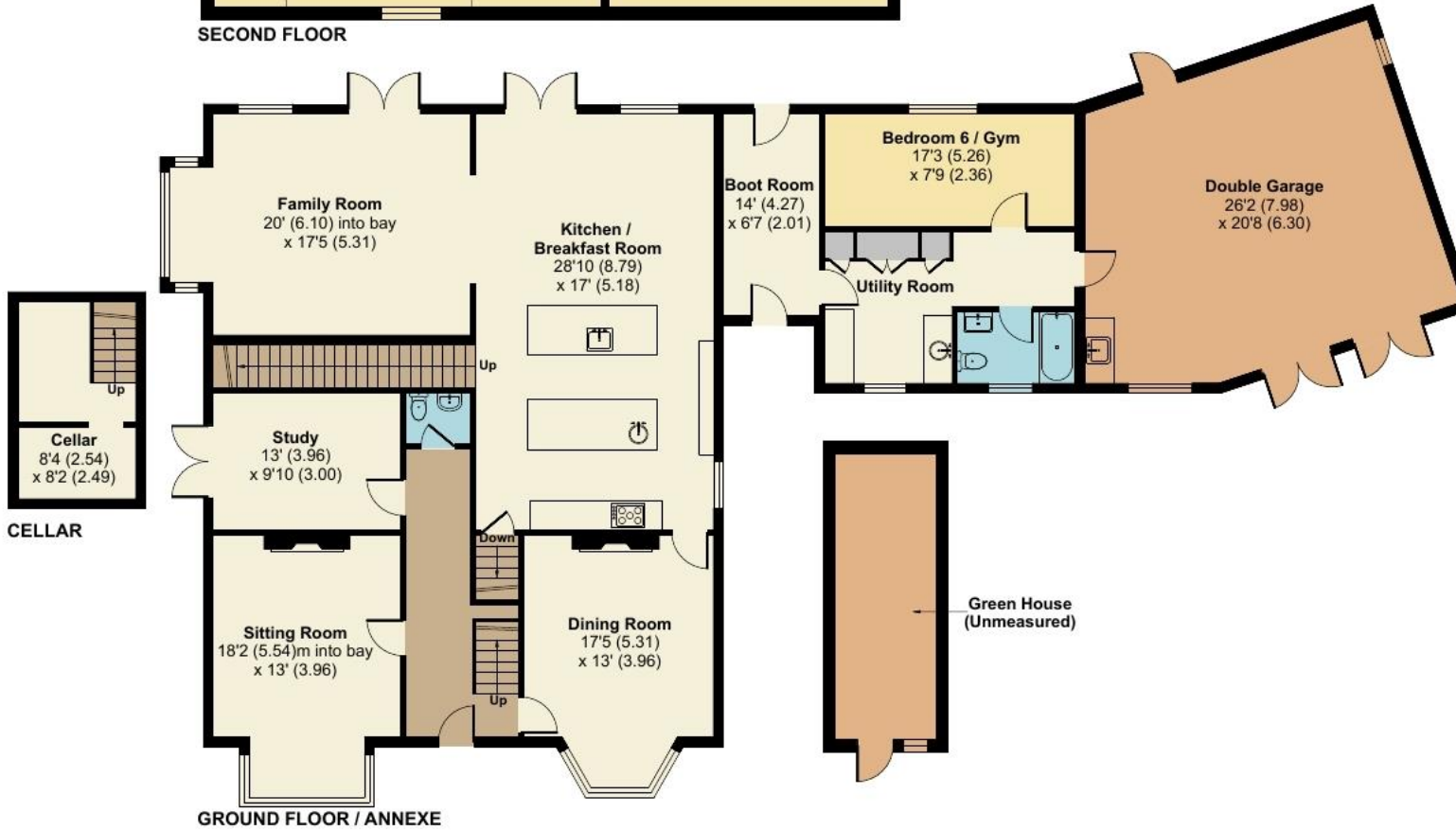
This sought-after Surrey village is well served for sports, leisure and cultural pursuits whilst Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, 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 stables in the area.



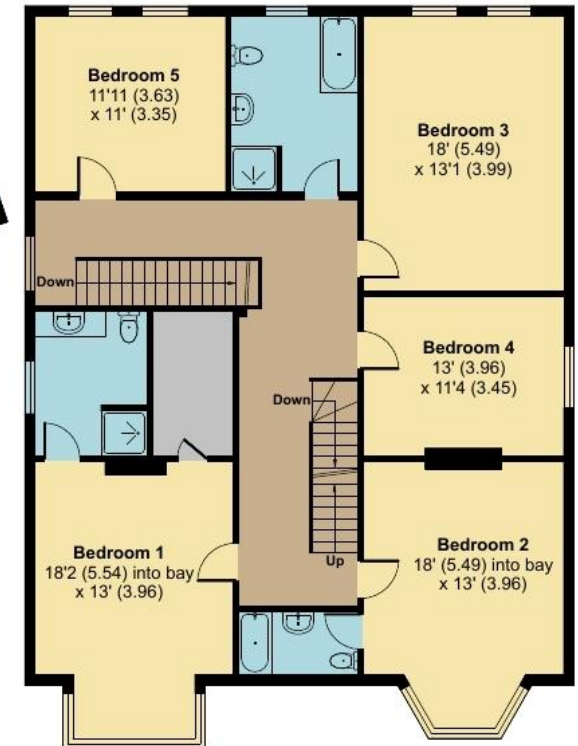


SECOND FLOOR

TOTAL FLOOR AREA
5785 sq ft / 537.2 sq m



GROUND FLOOR / ANNEXE



FIRST FLOOR

The many features of this fine home include:

- Over 5,700 square feet of well-appointed family accommodation
- Wonderful gardens encompassing the house, in all half an acre
- Large raised terrace, ideal for entertaining family and friends
- Double width garage in addition to ample driveway parking
- Period character features such as high ceilings, sash windows and period fireplaces
- Spacious and bright kitchen with appliances
- Luxury, yet classical bathrooms and shower room including two ensuite
- Extensive loft room with potential for further bedrooms or games room
- Modern gas central heating and 'Megaflo' pressurised hot water
- Wonderful setting. Backing directly onto the 14th green of Chipstead golf course
- Presented in excellent decorative order throughout
- Perfect village location with remarkable accessibility



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 FFTP Broadband
 All mains services

To the best of our knowledge on production of this brochure



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