



WOODLANDS



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

**Walpole Avenue
Chipstead
CR5 3PN**

Banstead Village 3 miles
London 16 miles M23/M25 10 minutes
London by rail 35 minutes from Chipstead or
25 minutes from nearby Coulsdon South
All times and distances are approximate

In Chipstead's most sought-after quiet road, this contemporary detached family home enjoying privacy and an elevated setting overlooking its beautiful gardens with views across the valley to Banstead Woods.

An internal viewing is highly recommended

Asking Price £2,099,500

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

banstead@richardsaunders.co.uk



- Hallway ■ Drawing Room ■ Balcony ■ Utility Room
- Study ■ Kitchen – Dining - Family Room ■ Media Room ■ Two Cloakrooms
- Five Bedrooms ■ Three En-Suites ■ Family Bathroom ■ Mature Private Garden
- Double Garage ■ Gated Off-Street Parking





This impressive detached family home is one of two substantial houses built by Millgate in 2010. Arranged over three floors with simply stunning views over its large south/westerly garden and Chipstead Valley beyond.

The lower ground floor enjoys a spacious and bright ambiance with this stylish and contemporary open-plan kitchen-dining room featuring granite surfaces and high quality integrated appliances providing all that you would expect of a luxurious family home. The ground floor offers a spacious formal sitting room leading to a generously sized terrace, a guest bedroom suite with en-suite and a fitted office.

There are five well-appointed bedrooms with three luxury en-suites in addition to the shared modern family bathroom. The gardens are certainly a feature to note, having been landscaped, with a raised patio area and Avant-Garde water feature making it the perfect space for relaxing or entertaining friends and family. The frontage offers privacy with ample amount of parking in addition to the large, detached double garage.

Maintained and offered in excellent condition, an interior viewing is recommended.



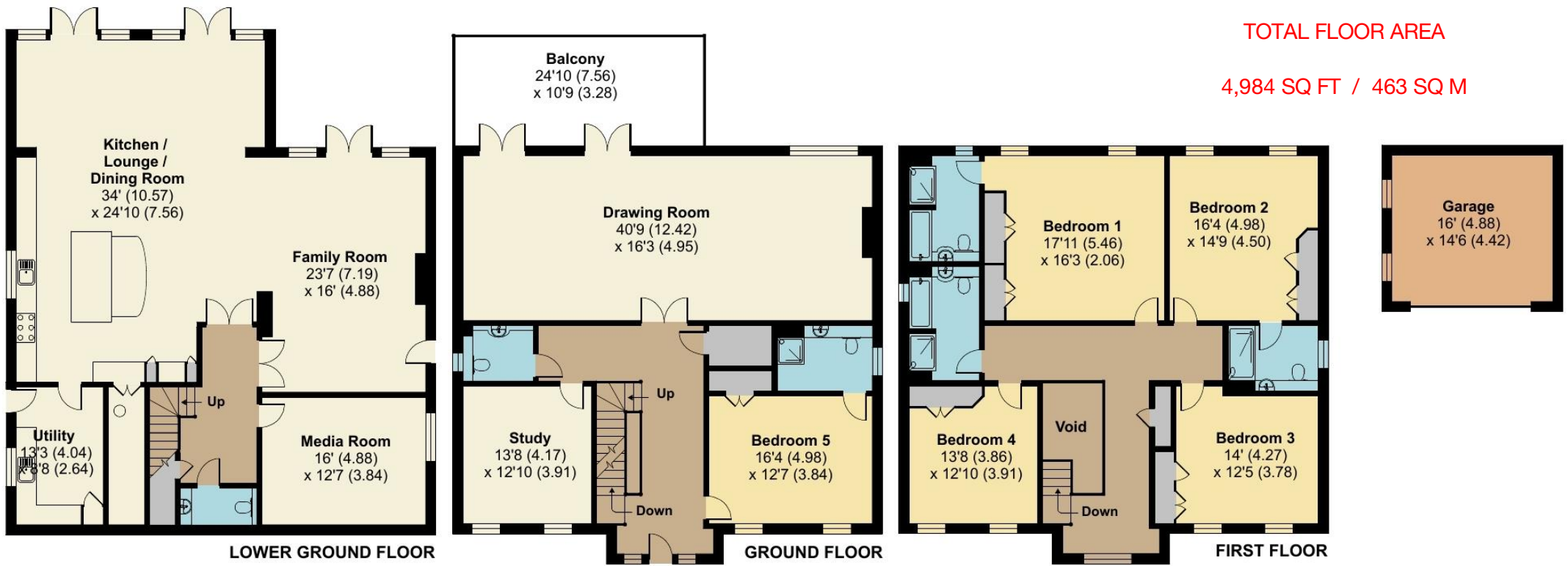


Whilst enjoying privacy and views in this excellent location, the property also has great accessibility with rail services to London from Chipstead Station just a few minutes' walk away and faster services from nearby Coulsdon South station.

The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within easy reach of several renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

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 whilst 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.





The many features of this fine home include:

- Five Generous Bedrooms All With Fitted Wardrobes
- Contemporary Open-Plan And Integrated Kitchen/Diner
- Set On An Elevated Plot Of Just Over Half An Acre
- Under Floor Heating On The Lower And Upper Living Spaces
- Immaculate Condition Throughout
- Utility Room With Direct External Access
- Elevated Patio Area With Far Reaching Views
- Ample Amount Of Off Street Parking
- Detached Double Garage
- Within Moments Of Chipstead Mainline Station



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

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