



An exceptional period country house

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)



High Road  
Chipstead  
CR5 3SH

Banstead Village 4 miles  
London 17 miles  
M23/M25 3 miles  
London by rail 45 minutes from Chipstead  
All times and distances are approximate

This exceptional period country house enjoys rural tranquillity on the North Downs whilst offering remarkable accessibility, being just 17 miles to the south of London.

Set in grounds of 0.75 of an acre, this elegant home with later additions and now lovingly restored to provide a substantial family home of some 3200 sq ft.

Offers in Excess of £1,650,000

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

banstead@richardsaunders.co.uk



- Porch ■ Hallway ■ Kitchen-Breakfast Room ■ Utility Room
- Dining Room ■ Sitting Room ■ Drawing Room
- Four Bedrooms ■ Dressing Room / Fifth Bedroom ■ Family Bathroom
- Walk-In Wardrobe and En-Suite To Principal Bedroom
- Bespoke Garden Room ■ Garage & Hobbies Room ■ Sweeping Driveway







Accessed via electric gates and approached over a sweeping shingle driveway, Marksland comes into full view. The house has been both restored and refurbished to create a beautifully appointed family home of authentic period charm. The naturally secluded grounds provide a perfect setting for this stunning house with expansive views over the rolling countryside.

The house retains many restored original features whilst having been comprehensively and sympathetically refurbished to add present-day luxuries and refinements throughout with the added additions such as a bespoke garden/sunroom, handmade kitchen with York stone floor, and contemporary bathrooms.

This exceptional family home offers ample space for working from home and a versatile layout with the potential for a separate annex. An internal viewing is highly recommended to fully appreciate what this stunning home has to offer.



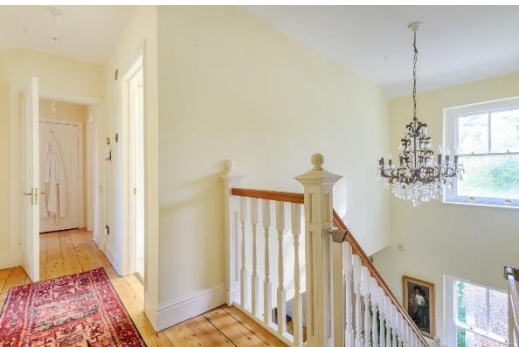


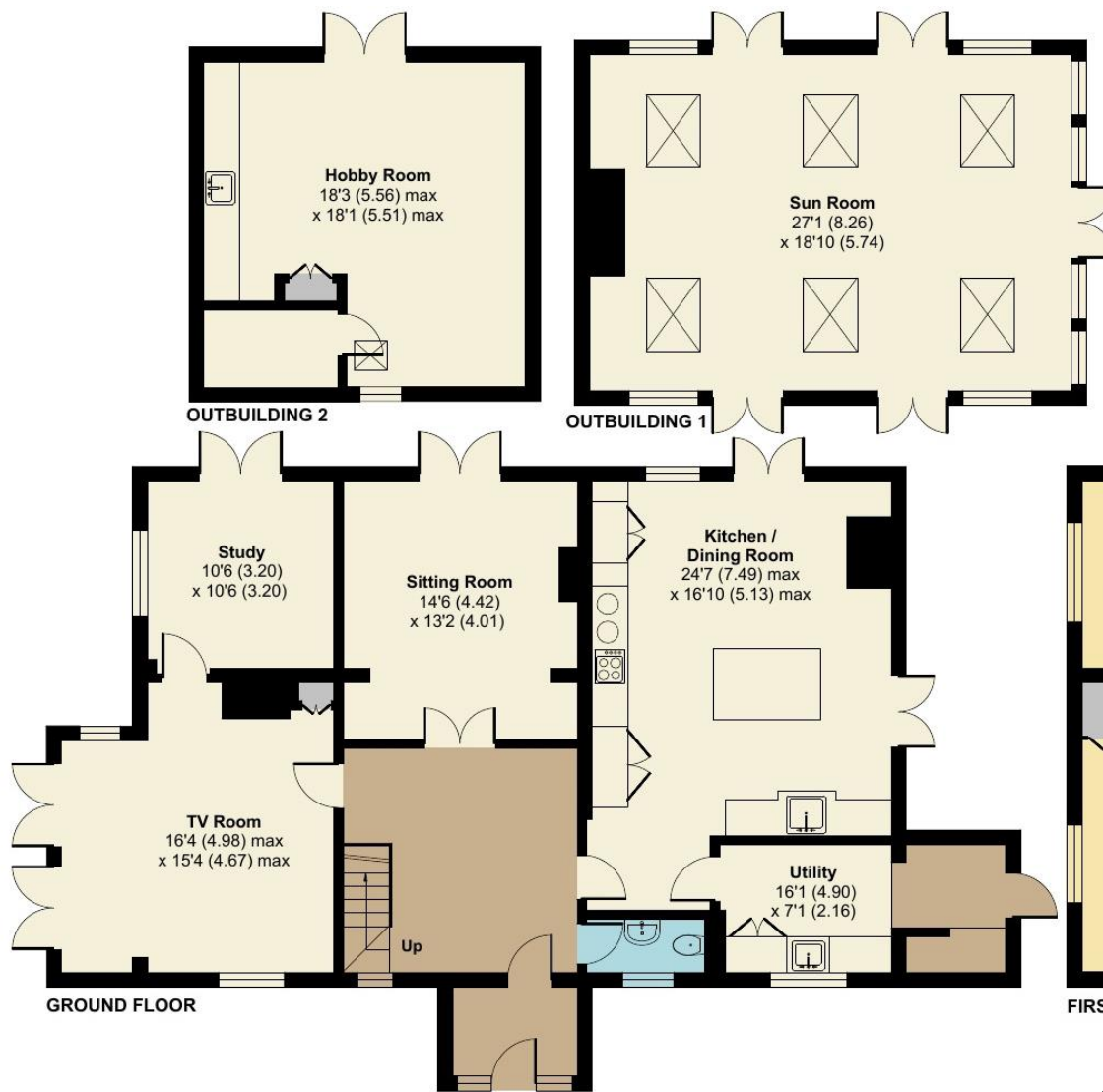
Although the property has rural seclusion, this location is particularly well connected being within a few minutes' drive of the M23/M25 intersection, bringing both Gatwick and Heathrow airports and the coastal ports within easy reach.

Chipstead retains an unspoilt village charm with its Norman church, village pond and local pubs as well as abundant open countryside for riding, walks and cycling. Just under 3 miles away,

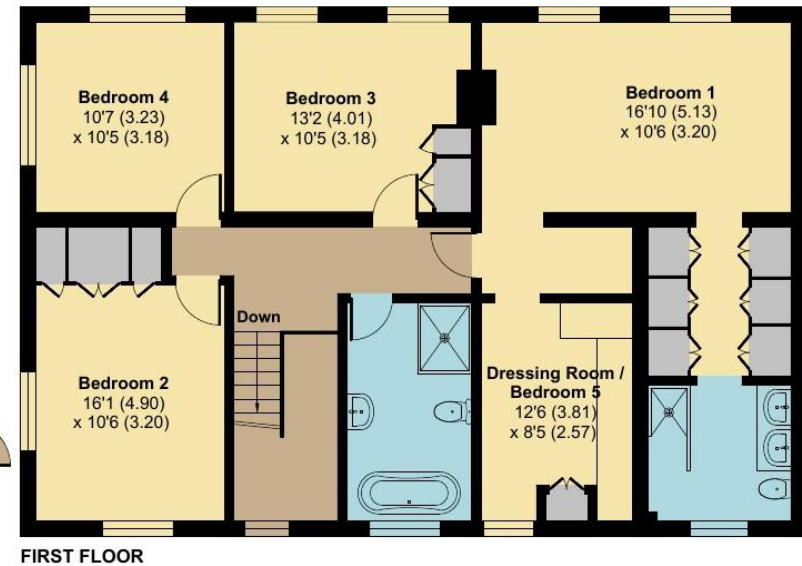
Coulsdon South Station has fast rail services into the city - London Bridge and Victoria in around 25 minutes and the Gatwick express service from nearby Merstham.

Reigate, Coulsdon and Banstead Village are nearby giving a diverse choice of local shopping and the area has a choice of excellent schooling such as Whitgift, Epsom College, Royal Alexandra and Albert, Reigate and Caterham Grammar.





**TOTAL FLOOR AREA**  
3,298 SQ FT / 306 SQ M



Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: G  
Water and Electrical mains, Liquefied Petroleum Gas  
To the best of our knowledge on production of this brochure

Four Generous Bedrooms | Private Landscaped Gardens With South-West Aspect | Elegant Architecture, Restored And Enhanced | Luxurious En-Suite To Principal Bedroom | Beautiful Bespoke Fitted Kitchen - Breakfast Room | Potential For Separate Annex | Generous Contemporary Family Bathroom | Ample Amount Of Gated Off Street Parking | Stylishly Decorated Interior | Rural Village location

discover more at [richardsaunders.co.uk](http://richardsaunders.co.uk)



**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.



