



In Chipstead's most sought-after quiet road backing the golf course

exclusive to

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Walpole Avenue
Chipstead
CR5 3PQ

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

In Chipstead's most sought-after quiet road, this characterful detached property enjoys privacy and an elevated setting overlooking its beautiful gardens and neighbouring golf course. An internal viewing is highly recommended.

Asking Price £1,650,000

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

banstead@richardsaunders.co.uk



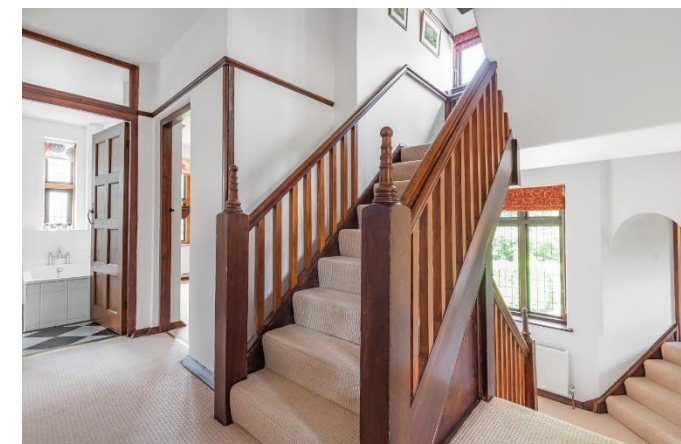
- Entrance Hall ■ Cloakroom ■ Drawing Room ■ Dining Room
- Utility Room ■ Kitchen - Breakfast Room
- Five Bedrooms ■ En-Suite Shower Room To Principal Bedroom ■ Family Bathroom
- Independent Annexe Studio / Office with Kitchen area and Shower Room
- Double Garage ■ Off Street Parking ■ Gardens Of Around 0.75 Acre



Individually designed and built around 1917, this substantial property retains many original features throughout whilst having been extended and updated to create a great family home with a versatile layout.

Approached via a sweeping driveway and lying in an elevated position the house enjoys fine views over the Golf Course to the rear. The triple-aspect drawing room includes an open, Inglenook panelled fireplace and views over the surrounding mature gardens. The five bedrooms are arranged over two floors serviced by a spacious family bathroom with the principal bedroom enjoying its own en-suite.

One of the main features of the property is the spacious self-contained Annex/Apartment situated above the garage and accessed via its own door. This could be used as a home office or accommodation for a relative. The gardens wrap around the property with a broad frontage to the avenue and there is driveway parking in addition to the double garage.

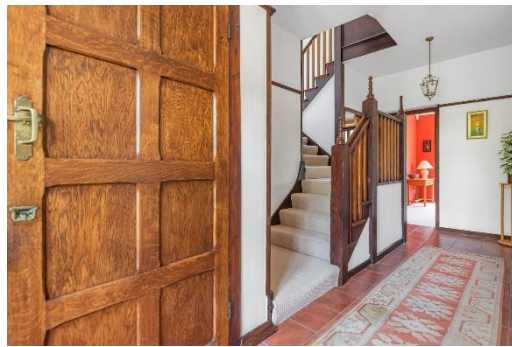




Whilst enjoying privacy and views in this excellent location, the property also has great accessibility with rail services to London from Chipstead Station just a few minutes' walk away and faster services from nearby Coulsdon South station.

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.



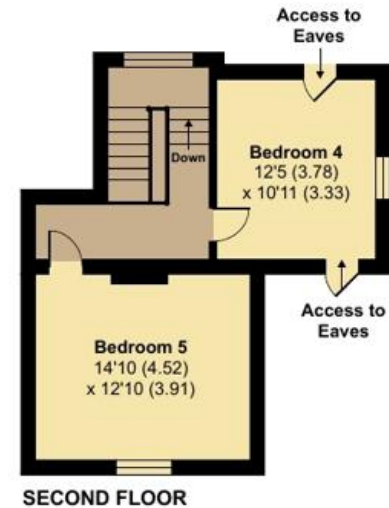
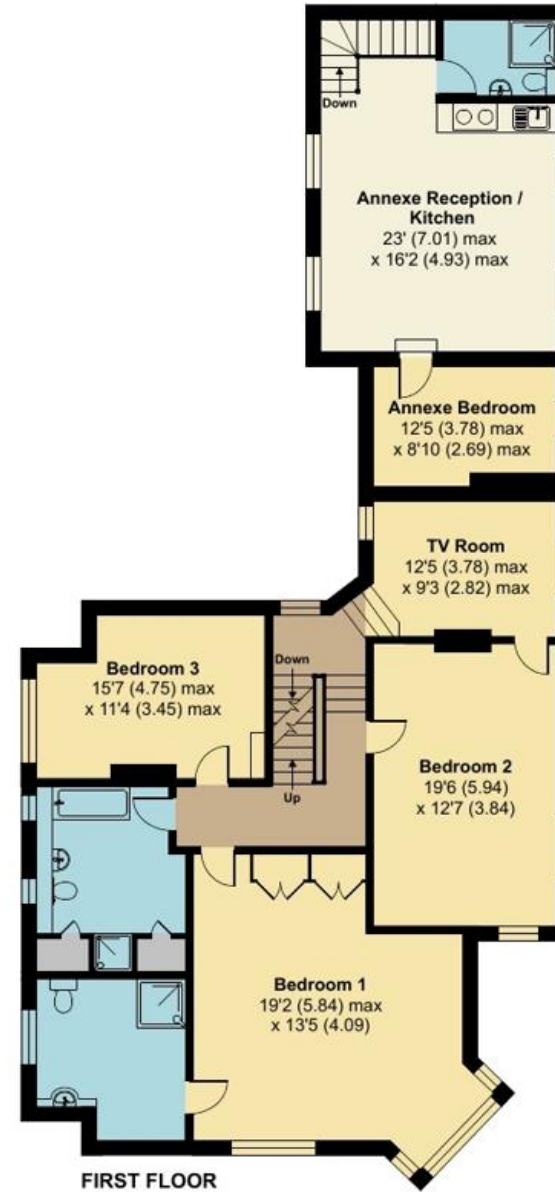
The many features of this fine home include:

- Five Generous Bedrooms
- Spacious Drawing Room With Inglenook Feature Fire Place
- Spacious Plot of 0.75 Acre
- Independent Annexe with Lounge/Kitchenette, Bedroom And Shower Room
- Wealth Of Original Features Throughout
- Magnificent Gardens Directly Backing Chipstead Golf Course
- Within Easy Reach Of Chipstead Station
- Ample Amount Of Off Street Parking

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	72 C



TOTAL FLOOR AREA
 4015 SQ FT / 372.9 SQ M

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