



Available for the first time in 78 years

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How Lane Chipstead CR5 3LN

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 this unspoiled village location and backing directly onto Chipstead golf course, a pretty Edwardian detached house with tremendous character and untold potential.

Almost 5,000 sq ft of family accommodation with delightful, secluded gardens.

Price £1,600,000

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

banstead@richardsaunders.co.uk



- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Dining Room ▪ Study
- Conservatory ▪ Breakfast Room ▪ Kitchen ▪ Pantry ▪ Cellar
- 6 Bedrooms ▪ 2 Bathrooms ▪ Substantial Attic Rooms including original maid's room
- Tandem Double Garage
- Frontage of 75' ▪ Some 110' x 75' Rear Garden
- In all, 0.35 Acre



As you view this wonderful family home, you discover character features at every turn, whether it is the original fireplaces, woodstrip flooring, Art Deco stained glass panel or the servant's bells. Individually designed and built around 1908, this detached house retains period charm throughout.

Remarkably spacious at almost 5,000 sq ft, the house has 6 double bedrooms which are served by two bathrooms and from the landing a door and a fixed staircase leads up to a substantial attic and the original maid's room. There is untold potential to restore and refurbish this property without the need for extension.

The plot of over a third of an acre includes a broad frontage with carriage driveway that provides ample parking in addition to the tandem double garage. Naturally, the rear garden with a delight with all-season privacy and a gate at the corner leading out to Chipstead golf course behind.

In our client's family ownership for 78 years, this property is available now with no onward chain.

Arrange your viewing through the sole agents, [Richard Saunders and Company of Banstead.](#)



In this desirable setting, the property has a broad frontage to this quiet lane and backs directly onto Chipstead golf course.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel 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.

Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. 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.

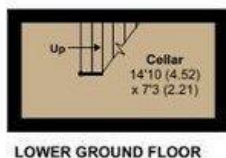
Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liverys in the area.



Denotes restricted head height

TOTAL FLOOR AREA

4,979 SQ FT / 462.5 SQ M



The many features of this fine home include:

- Many period features remain throughout
- Extensive accommodation of almost 5,000 sq ft
- Beautiful, level gardens backing onto golf course
- Cellar and extensive loft with potential
- Sought-after village location
- Tremendous potential without need for extension
- Several original fireplaces
- 6 large bedrooms and 2 bathrooms
- In and out carriage driveway with ample parking
- Tandem double garage
- Excellent accessibility
- Available with no onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	43 E	
21-38	F		
1-20	G		

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

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