



Exclusive and refined family home enjoying natural privacy

exclusive to

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• FIRSDOWN •



Coulsdon Lane Chipstead CR5 3QH

Banstead Village 3 miles

London 16 miles

London by rail 35 minutes from Chipstead

M23/M25 Intersection 3 miles

All times and distances are approximate

Positioned within the heart of Chipstead village and within moments of surrounding countryside is this outstanding family home of classical elegance. Renovated and extended to a high standard by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

- | Hallway
- | Sitting Room
- | Study
- | Kitchen - Breakfast Room
- | Utility Room
- | Dining Room
- | Family Room
- | Two Downstairs Cloakrooms
- | Four Bedrooms
- | Dressing Room And En-Suite Shower Room To Principal Bedroom
- | Family Bathroom
- | Eaves Storage
- | Double Garage
- | Studio
- | Mature Private Garden
- | Off-Street Parking

Offers In Excess Of £1,500,000





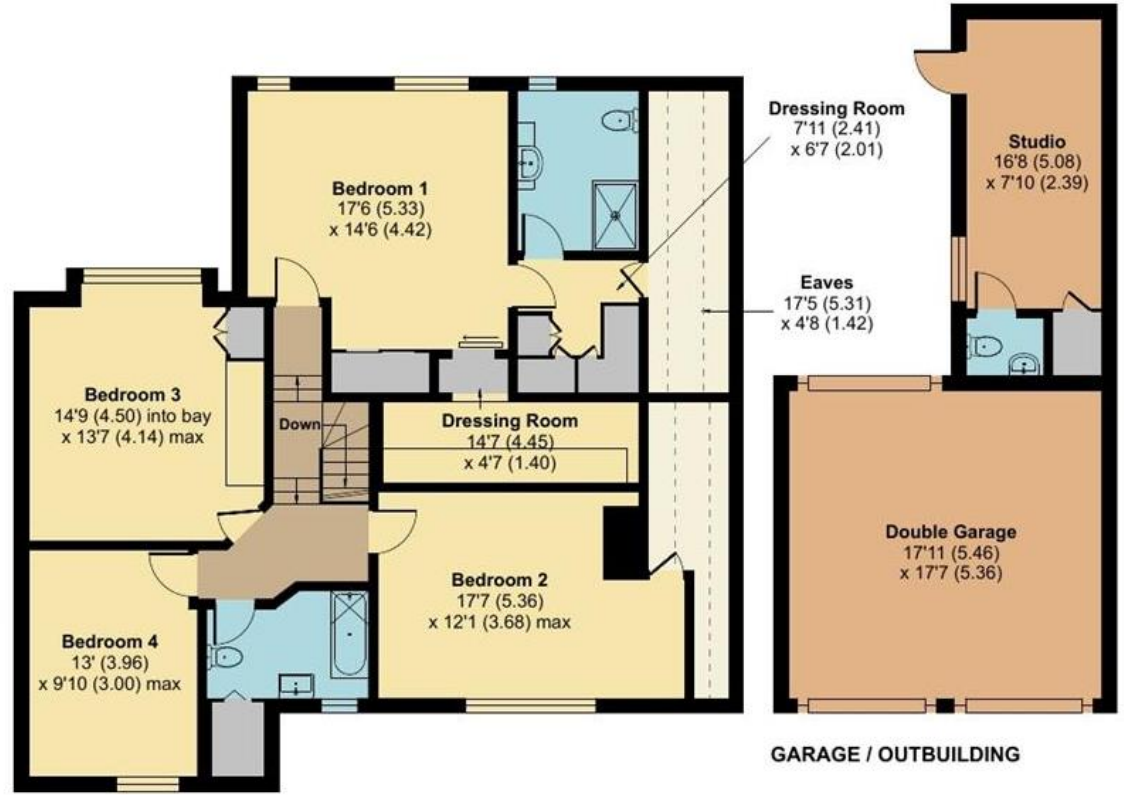
This impeccably maintained four-bedroom detached family home has been meticulously extended and renovated by its current owners, resulting in a stunning transformation. Tucked away in a secluded location, it boasts versatile living areas designed to accommodate modern family life. The interior exudes contemporary elegance and benefits from abundant natural light, meeting the demands of both daily living and entertaining with ease. From the airy open-plan layout to the stylish kitchen, spacious bedrooms, and luxurious bathrooms, every aspect of this home has been thoughtfully arranged. Outside, the mature landscaped gardens to the South offer a tranquil retreat. To fully appreciate this property, we highly recommend an internal viewing.



This is surely one of Chipstead's finest locations. Chipstead Village has local shops, restaurants and Station with services to London Bridge and Victoria. Coulsdon South is also accessible with faster commuter links. Further amenities can be found at nearby Banstead Village or Coulsdon Town. There is an abundance of open countryside in this part of the Surrey Downs together with a choice of Golf Courses and other sporting clubs. The M23 and M25 can both be easily accessed, the latter providing routes to both Gatwick and Heathrow Airports.

Four Spacious Bedrooms | Two Stylish Bathrooms | Fully Integrated Contemporary Open-Plan Kitchen - Breakfast Room | Private Plot Within A Half Acre | Generous Family Room With Bi-Folding Doors Leading To Garden | Level South-Facing Garden With A High Degree Of Privacy | Ample Amount Of Off-Street Parking | Substantial Eaves Storage | Detached Double Garage And Garden Studio





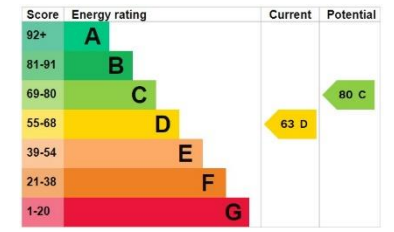
GROUND FLOOR

FIRST FLOOR

GARAGE / OUTBUILDING

TOTAL FLOOR AREA

3,468 SQ FT / 322 SQ M



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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.

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

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

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