



Tranquillity with accessibility in this private close

exclusive to

SAUNDERS

richardsaunders.co.uk

Chipstead CR5

London 16 miles Banstead Village 2 miles
Reigate 6 miles Coulsdon 2 miles
London by rail 45 minutes from Chipstead
Or 21 minutes from Coulsdon South
M25 / M23 intersection 4 miles
All times and distances are approximate

Towards the end of this quiet, private close a detached house of traditional character and charm with good sized garden.

A lovely four-bedroom family home, well maintained and improved whilst offering potential for extension, subject to consent.

Price £965,000

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

banstead@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room
- Dining Room ■ Kitchen
- 4 Bedrooms ■ Bathrooms and Separate WC
- Garage ■ Some 85' Frontage with Driveway
- Some 100' x 40' Rear Garden



The warmth and authentic character of this traditional 1930's house are evident throughout, whether it is the natural brick fireplace, the oak parquet flooring which runs through the reception areas or the white-rendered elevations with casement windows.

There are two good-sized living rooms, and the kitchen has cream Shaker style cabinets and a quarry-tiled floor. Upstairs there are four double bedrooms and a family bathroom.

The house has a frontage of some 85' with driveway parking in addition to the garage and the rear garden is delightful, being naturally secluded with a paved patio, lawns and mature borders.

Well maintained and improved by the owners, this lovely family home still offers potential for further improvements and extension, subject to planning consent, in this high-value setting.

Arrange your viewing of this characterful home through the sole agents,
Richard Saunders and Company of Banstead 01737 363333



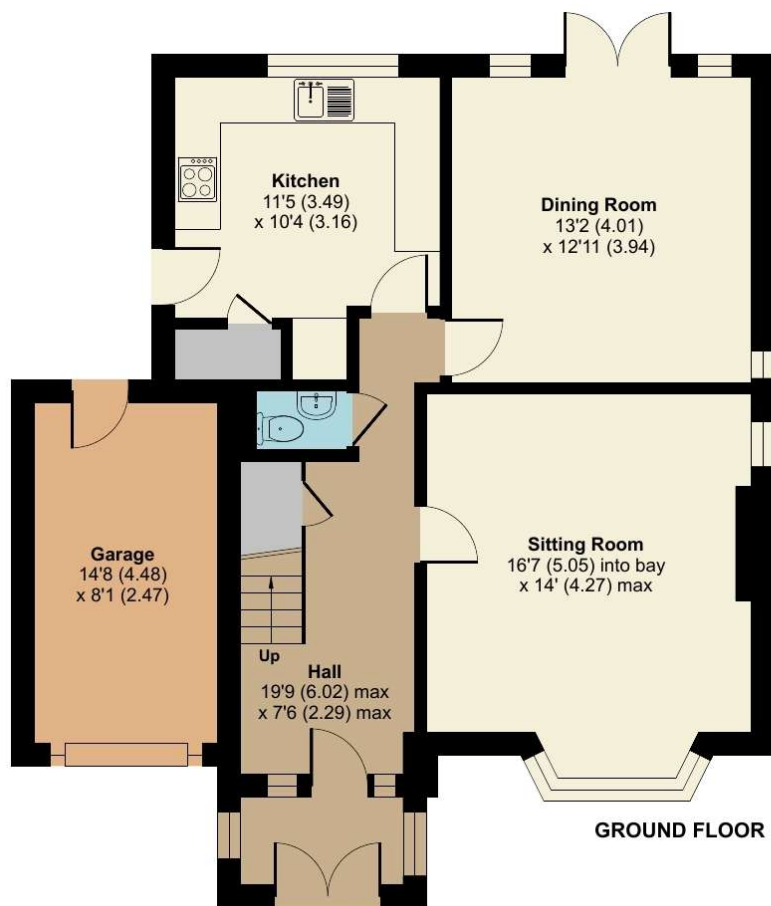
Located in this quiet, private close the property enjoys tranquillity whilst offering excellent access to transport and everyday needs.

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 within walking distance and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

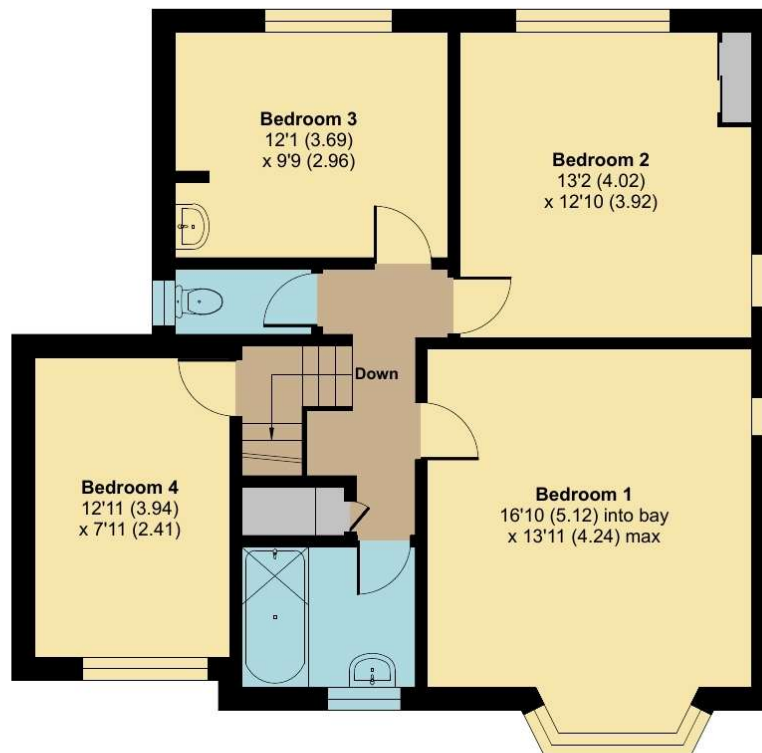
Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns 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, football, tennis and bowls and it also forms part of the course for the annual London to Brighton cycle race. The open spaces of Banstead Woods are perfect for walks and both the Ramblers Rest and the White Hart pub-restaurants are nearby.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

1,509 SQ FT / 140.1 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Desirable, private road location
- Parquet flooring throughout most of ground floor
- Cream 'Shaker' style kitchen with quarry-tiled floor
- Four double bedrooms, family bathroom
- Gas central heating and replacement double glazing
- Driveway parking and integral garage
- Lovely gardens extending to some 110'
- Short walk from the station and Banstead Woods
- Potential for further extension, subject to consent
- Available with no onward chain

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

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.

