



Moorfield

Available for the first time in 46 years

exclusive to

SAUNDERS

richardsaunders.co.uk

Coulsdon Lane Chipstead CR5

London 16 miles Banstead Village 3 miles
Reigate 6 miles Coulsdon 1.5 miles
London by rail 21 minutes from Coulsdon South
Or 45 minutes from Chipstead.
M25 / M23 intersection 3 miles
All times and distances are approximate

In the heart of Chipstead Village, this outstanding detached house is set in a secluded, level plot of half an acre and backs onto Chipstead Tennis Club.

A wonderful family home of character with five double bedrooms, two bathrooms and four reception rooms.

Price £1,375,000

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

banstead@richardsaunders.co.uk



- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Family Room ▪ Dining Room
- Snug or Study ▪ Breakfast Room ▪ Kitchen ▪ Utility Room ▪ Boot Room
- 5 Bedrooms ▪ 2 Bathrooms including Principal ensuite
- Double Garage ▪ Some 110' Frontage with Driveway
- Some 150' x 95' Rear Garden ▪ In all, around 0.5 Acre



Set back and enjoying privacy in its unspoiled half-acre plot, this outstanding detached house has distinctive character and real gravitas.

A family home of many years, the house has been improved and extended to create a perfect balance of living spaces and bedrooms, whilst offering its next owners tremendous scope for further updating and refurbishment in this high-value location.

There are four living rooms, two of which have fireplaces and the sitting room, family room, dining room and breakfast room each have doors opening onto the patio, providing ideal spaces for entertaining family and friends. Ideal for this village setting, there is a boot room in addition to the utility room. On the first floor there are five double bedrooms and a study or nursery. There are two modern bathrooms.

Outside, the gardens are spacious, level and naturally secluded and enjoy a due South aspect. The broad frontage has ample parking in addition to the large double garage.

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

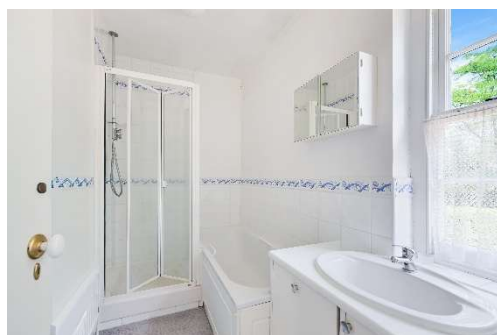


In one of Chipstead's winding lanes and away from the bustle of modern life, the property enjoys privacy whilst offering remarkable connectivity.

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. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area. The White Hart village pub-restaurant is within half a mile.



Chipstead, Surrey

Approx. Total Internal Area = 302.03 sq m / 3251 sq ft

TOTAL FLOOR AREA
3,251 SQ FT / 302 SQ M



For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The many features of this fine home include:

- Wealth of period character features
- Triple-aspect sitting room with fireplace
- Three further living rooms, each with versatility of use
- Open plan kitchen and breakfast room, ideal for family dining
- Utility room and separate boot room
- Five double bedrooms and nursery / study
- Two bathrooms, one ensuite to principal bedroom
- Wonderful gardens with due South aspect at rear
- Sweeping driveway providing ample parking
- Large double garage, space for workshop
- A well-loved family home for almost 50 years
- Sought-after village location

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.

