



Luxury, privacy and wonderful views in Chipstead's premier location

exclusive to
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Walpole Avenue Chipstead CR5

London 17 miles
Banstead Village 3 miles Reigate 6 miles
London by rail 21 minutes from Coulsdon South
or 45 minutes from Chipstead (5-minute walk)
M25 / M23 intersection 3 miles
All times and distances are approximate

On one of Chipstead's most sought-after avenues, this excellent modern house enjoys privacy in its plot of around half an acre and wonderful views across the valley to Banstead Woods.

Enhanced by recent refurbishment, this luxury family home has over 5,000 sq ft of versatile and beautifully appointed accommodation. Now available with no onward chain.

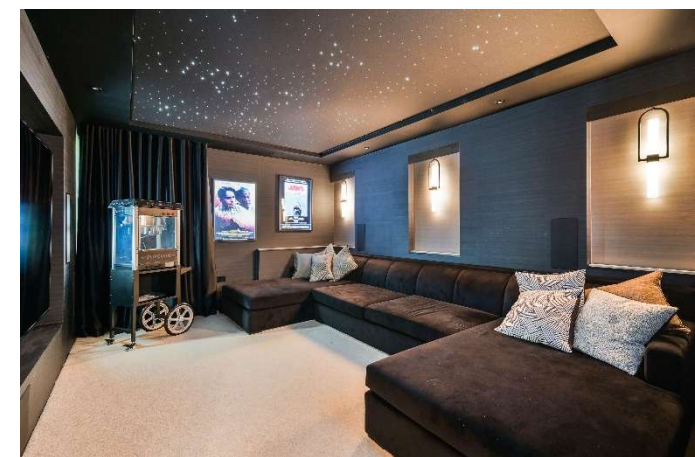
Price £2,300,000

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

banstead@richardsaunders.co.uk



- Reception Hall ■ Guest Cloakroom ■ Study ■ Drawing Room ■ Family Room
- Cinema ■ Kitchen - Dining Room ■ Utility Room ■ Family Cloakroom ■ Playroom
- 5 Bedrooms ■ 4 Bath/Shower Rooms ■ Roof Terrace
- Double Garage ■ Gated frontage of some 80' w x 110' ■ Private Garden of some 85' x 75'
- In all, around 0.5 acre



Built by renowned Millgate Homes in 2010, this substantial home enjoys an elevated setting in almost half an acre with a secure, gated frontage and stunning South-Westerly views to Banstead Woods.

The spacious accommodation over three floors offers space and flexibility for changing family needs and this home is also ideal for those who love to entertain. The open plan kitchen – dining room has bespoke cabinetry, recently re-finished and there are granite surfaces and high-quality appliances. The re-imagined dining area, family room and home cinema have taken this home to a new level. A simple playroom could also be used as a gym, or converted to a second kitchen. The 40' drawing room is sure to impress every visitor with its cocktail bar and two pairs of double doors leading out to the large roof terrace, perfect for enjoying the tranquillity, wonderful views and sunsets.

There are five double bedrooms including a principal suite, guest suite and third suite in addition to the family bathroom. Outside the deep frontage has automated gates and ample driveway parking in addition to the detached double garage and the rear gardens are naturally secluded and feature a spacious raised terrace.

The property has been considerably enhanced by our clients' refurbishments and now, due to their relocation, this exceptional home is available with no onward chain.



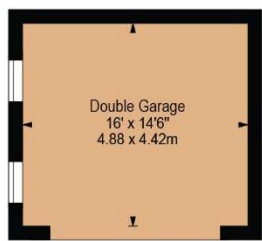
The property is set back with gated, deep frontage to this sought-after no-through avenue close to Chipstead Golf Club.

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 a 10-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 liveries in the area.





TOTAL FLOOR AREA

5,148 SQ FT / 478.3 SQ M

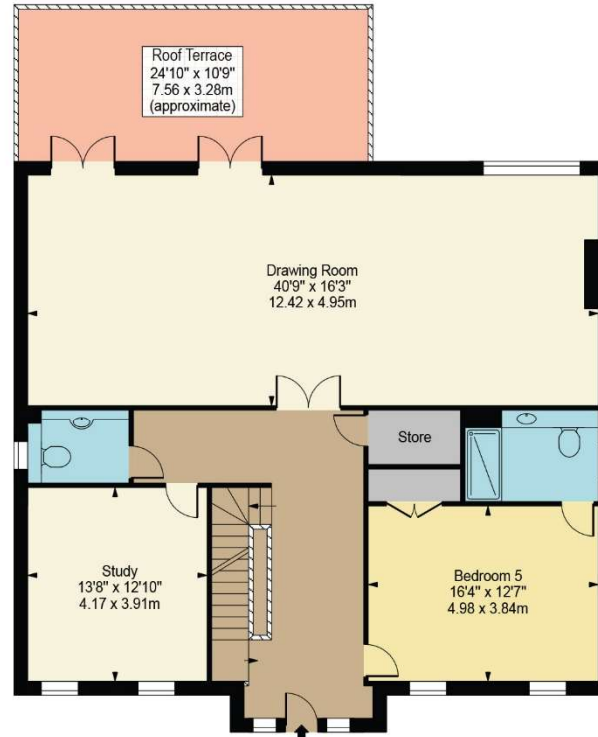
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead B C
 Council Tax Band: H
 Broadband Full Fibre Broadband
 All mains services

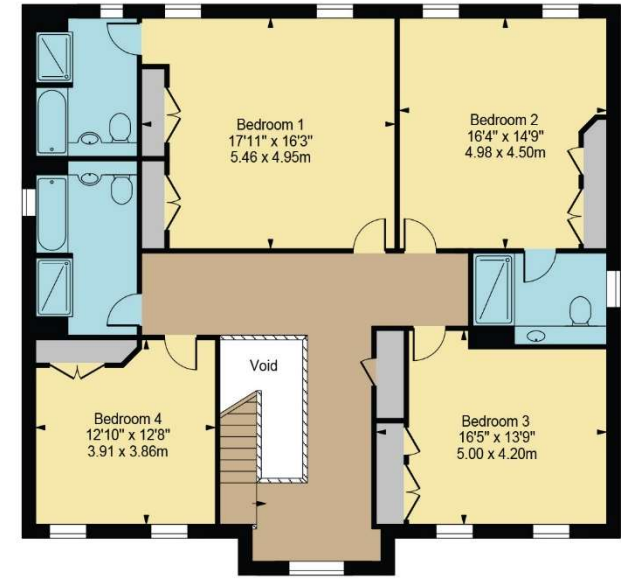
To the best of our knowledge on production of this brochure



LOWER GROUND FLOOR



FIRST FLOOR



The many features of this fine home include:

- Lower ground floor re-designed and refurbished
- New cove lighting to family room and dining area
- Three pairs of French doors to a large terrace
- Roof Terrace with views to Banstead Woods
- Four luxury bath / shower rooms, three are ensuite
- Detached double garage and gated driveway parking
- Chipstead's premier location

- Re-finished, bespoke kitchen cabinetry
- Sophisticated cinema with twinkling starlight ceiling
- Impressive 40' drawing room with cocktail bar
- Five double bedrooms, each with built-in wardrobes
- Underfloor heating to the living rooms
- Enhanced by recent refurbishment
- No onward chain

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.

