



HOLLY
HOUSE

Situated in one of Chipstead's more favoured locations

exclusive to

SAUNDERS

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**Hollymead Road
Chipstead
CR5**

London 16 miles
Banstead Village 3 miles Reigate 6 miles Coulsdon 1 mile
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 one of Chipstead's most favoured locations, this delightful detached house is remarkably spacious with over 3,300 sq ft of family accommodation.

Set in around one third of an acre, the house has a broad frontage and lovely gardens with natural privacy.

Price £1,500,000

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

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- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Study
- Conservatory ▪ Family Room ▪ Dining Room ▪ Kitchen
- Lobby ▪ Playroom / Bedroom 6 ▪ Utility Room
- 5 Bedrooms ▪ 2 Bathrooms and Shower Room
- Double Garage ▪ Around 85' Frontage ▪ Some 125' x 65' Rear Garden
- In all, around 0.32 acre



Individually designed and built in the 1930s, this impressive property combines traditional character with modern refinements, having been extended and refurbished over recent years.

The ground floor offers up to five living rooms, each with versatility of purpose and the large, modern kitchen is fitted with oak Shaker style cabinets with granite surfaces and integrated appliances. There is a potential ground-floor bedroom with adjacent shower room.

Upstairs there are five generous bedrooms with two bathrooms, one being ensuite to the principal bedroom and most bedrooms have fitted wardrobes.

The broad frontage has an in and out driveway providing ample off-road parking for several cars in addition to a large double garage. The level rear garden extends to some 125' with expansive lawn and borders of mature shrubs.

Well maintained and improved, this attractive home is now available with no onward chain.





At the top of Chipstead Village and close to the golf club, this tree-lined avenue offers a sought-after location with excellent 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. You could choose either Chipstead station or Coulsdon South for direct services to London Bridge and Victoria, the latter offering faster services.

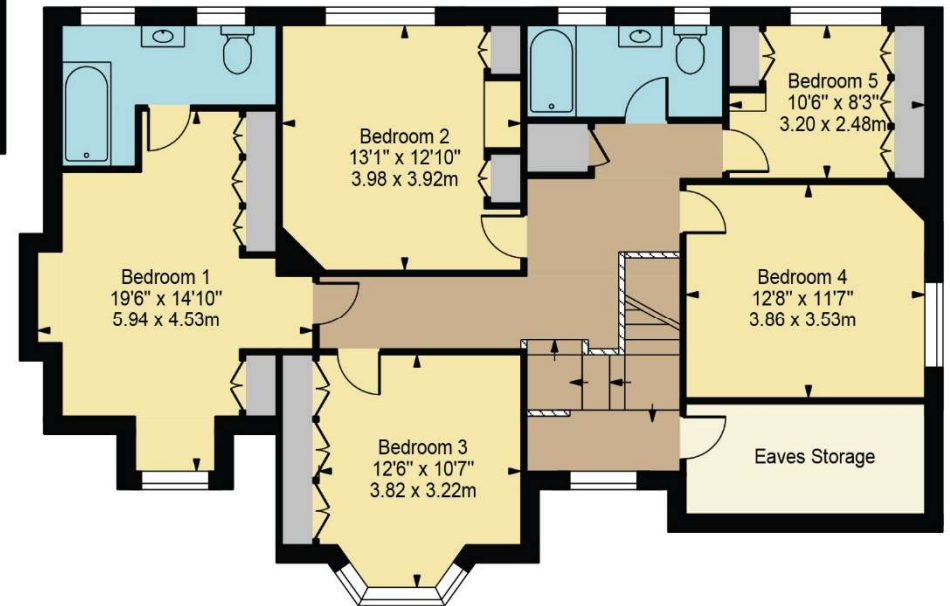
Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area also has a choice of excellent schooling.

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.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
3,375 SQ FT / 313.7 SQ M

The many features of this fine home include:

- Superb, level location at the top of Chipstead Village
- Bright, versatile and well-presented accommodation
- Up to five living rooms, potential ground-floor bedroom
- Oak Shaker style kitchen with granite and appliances
- Five good sized bedrooms, one with ensuite bathroom
- Modern and well presented interior
- Double garage and ample off-road parking
- Attractive location in a level, tree-lined avenue
- Extensive family accommodation
- Available with no onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 B C
 Council Tax Band: G
 Broadband: Part Fibre Broadband
 Services: All mains services are connected
 To the best of our knowledge
 on production of this brochure

