



Privacy and security in this exclusive gated setting.

exclusive to

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**267 Chipstead Way
Banstead
SM7 3JW**

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

This excellent modern detached house enjoys privacy in an exclusive gated close on the Banstead/Chipstead border with great connectivity.

Some 3,500 sq ft of thoughtfully planned and beautifully appointed accommodation, ideal for a large family.

Price £1,250,000

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

banstead@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Kitchen - Breakfast - Family Room ■ Conservatory ■ Utility Room
- 5 Bedrooms, Dressing Room and 4 Bath / Shower Rooms
- Spacious Principal Suite, Second Suite and top-floor Guest Suite / Games Room
- Double Garage ■ Broad Frontage with Parking ■ Some 90' x 40' Rear Garden



It is understandable why Linden Homes chose this property, being one of the largest and most impressive to showcase their 2002 development of just five houses in this gated close.

Around 3,500 sq ft of remarkably bright and accommodation, ideal for family needs. The rooms are arranged around a spacious central hall and first floor landing, the latter includes a sitting area with double doors to a balcony. The ground floor features a 42' kitchen-breakfast-family room open plan to the conservatory creating space for those who like to host.

There are five double bedrooms, the principal bedroom has a dressing room and ensuite shower room. In addition, there are two further ensuites and a family bathroom, and the top-floor makes an excellent guest suite, or potentially games room, studio or office.

The large double garage currently includes a workshop area and there is additional parking. To the rear, the broad garden wraps around to the side and enjoys privacy and a Westerly aspect.





This exclusive gated location on the Banstead / Chipstead border offers great connectivity for all aspects of family life.

Within just a few minutes' walk, Chipstead Station offers frequent services into London, the A23 is an arterial route into Croydon and London, and the M23/M25 intersection can be reached in around 10 minutes bringing swift access to both Gatwick and Heathrow airports, the Channel Tunnel and coastal ports.

Chipstead has local shopping whilst both Coulsdon and Banstead Village are also easily reached for varied shopping, and both having Waitrose Supermarkets. This location is convenient for a selection of schooling including Chipstead Valley Primary, St Anne's, Banstead Primary, Banstead Prep, The Hawthorns to name but a few.

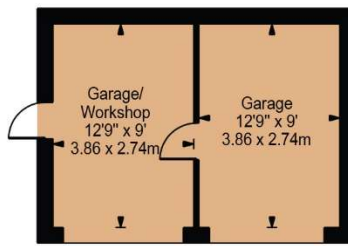
High on the North Downs, the area has abundant open countryside for walks, cycling and riding, including Banstead Woods and Park Downs both within a short walk. Both Banstead and Chipstead have several sports clubs, there are golf clubs at Chipstead, Kingswood and Banstead and the area has a wealth of venues for cultural and leisure pursuits including local theatre, cinema, many pubs and restaurants.



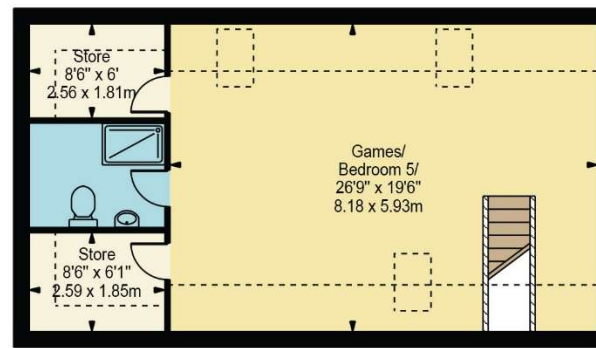
TOTAL FLOOR AREA

3,498 SQ FT

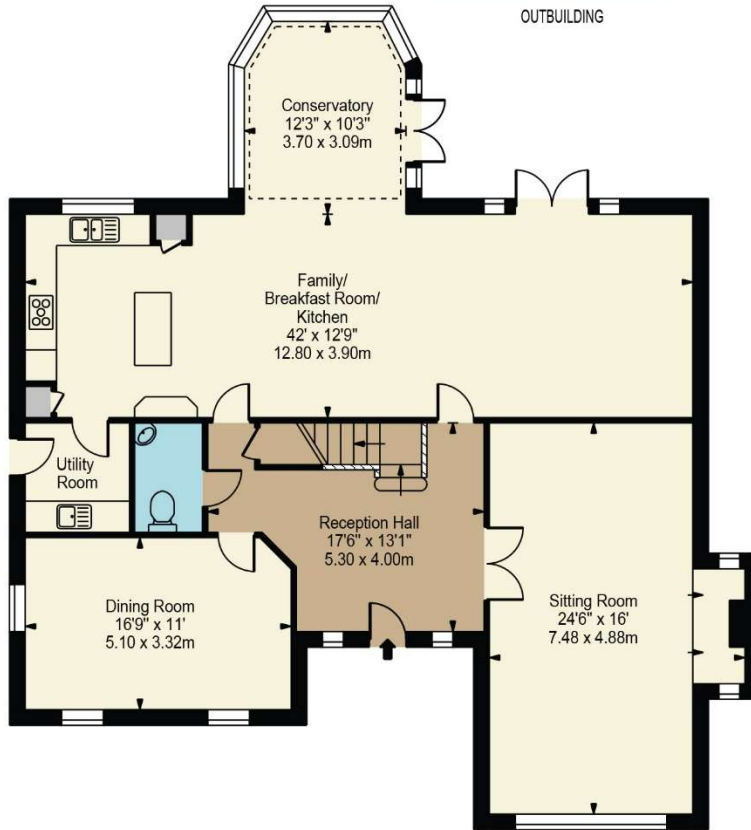
324.9 SQ M



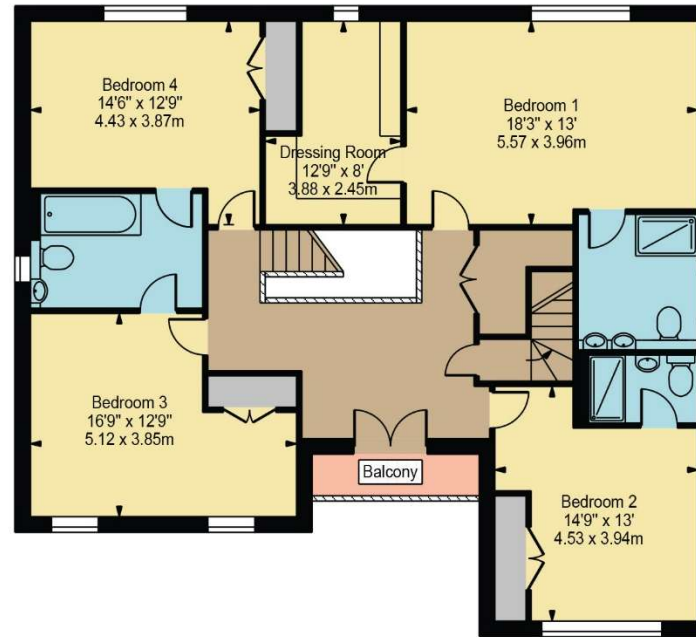
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 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: Part Fibre Broadband

Services: All mains services are connected

To the best of our knowledge
on production of this brochure



The many features of this fine home include:

- Exclusive gated setting on Banstead / Chipstead border
- Former Show Home for this luxury Linden development
- Impressive sitting room with Inglenook fireplace
- Spacious kitchen – living room, ideal for entertaining
- Five double bedrooms and 4 bath / shower rooms
- Principal suite with dressing room
- Huge top-floor guest suite or games room / office
- Double garage, currently arranged with workshop
- Lovely 'L' shaped garden with Westerly aspect
- A modern and beautifully appointed home

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.

