



Wonderful and unique barn conversion on the edge of this unspoiled village

exclusive to

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## Hogscross Lane Chipstead CR5

London 17 miles  
Banstead Village 4 miles Reigate 6 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*

Tranquillity with remarkable accessibility. This beautiful and unique barn conversion has a private location on the southern edge of an unspoiled rural village.

Recently refurbished with many character features and luxuries, this stylish home has almost 3,000 sq ft of versatile accommodation.

**Price £1,500,000**

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

[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)



- Entrance Hall ▪ Cloakroom ▪ Sitting – Dining Room with Study nook
- Kitchen – Breakfast Room ▪ Walled Courtyard ▪ Utility Room
- 5 Bedrooms and 4 Bath / Shower Rooms over ground and first floors
- Principal Suite ▪ Guest Suite ▪ Potential for ground floor Annexe
- Double Car Barn ▪ Garden Store ▪ Gated Driveway Parking
- Walled garden of around 80' x 55' ▪ Open lawned Frontage of over 150'
- In all, around 0.35 acre



Imaginatively converted from some of the Victorian farm buildings of Noke Farm, this beautiful home was one of just a few created by Village Developments in 2002.

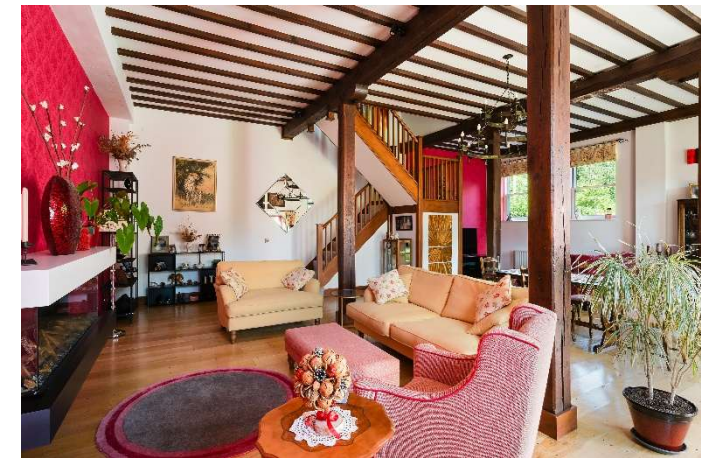
Once the granary, piggery and stables, this unique home now has accommodation that is both versatile and practical for family use, whilst also offering spaces that are ideal for entertaining family and friends. The main sitting-dining room is sure to impress, and the kitchen has recently been refurbished by RDO of Reigate with Stoneham cabinets, quartz-granite surfaces, a range cooker and appliances. Bi-fold doors open onto a pretty walled courtyard.

There are five good sized bedrooms over ground and first floors, two have ensuite shower rooms and there are family bathrooms on each floor. An independent, ground-floor annexe could easily be created.

Landscaped and private the main garden has lawns with shrubs for all seasons, and the gated driveway provides ample parking in addition to the large double carbarn. There is also a large garden storeroom.

A stylish and individual home, beautifully presented throughout.

Arrange your viewing through the sole agents, [Richard Saunders and Company of Banstead 01737 363333](http://www.richard-saunders.com)





The property enjoys tranquillity and privacy, close to St Margaret's Church and on the southern edge of the village and yet it offers excellent accessibility

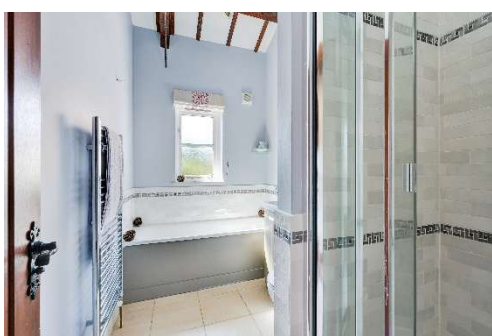
The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is within walking distance and has direct services to London Bridge and Victoria, Coulsdon South Station offers 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.

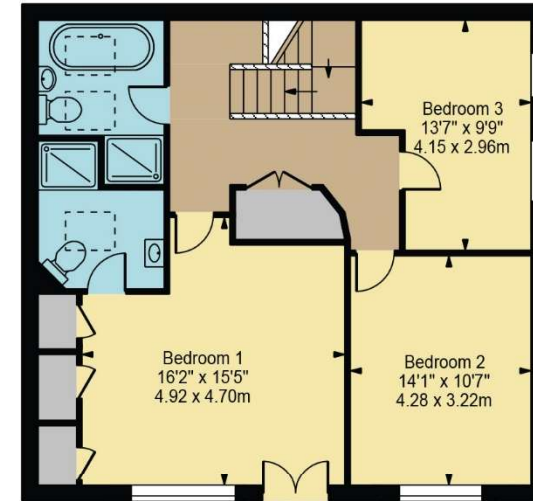
Chipstead retains unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket, football, tennis and bowls and it also forms part of the course for the annual London to Brighton cycle race.

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

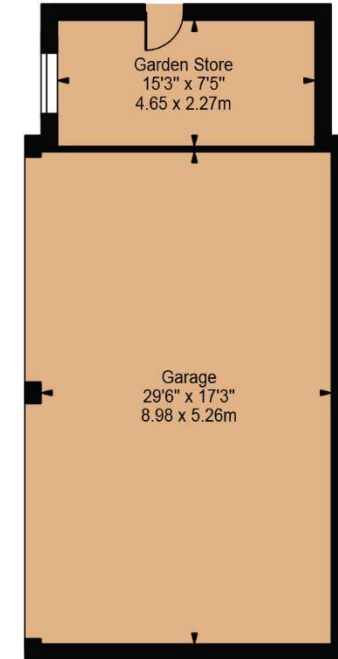
The property lies within an Area of Outstanding Natural Beauty.



Approximate Gross Internal Floor Area = 253.86 sq m / 2733 sq ft  
 (Excluding Outbuilding)  
 Approximate Gross Internal area of Outbuilding = 58.98 sq m / 635 sq ft



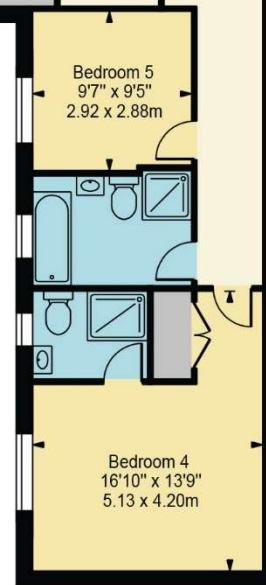
FIRST FLOOR



OUTBUILDING

The many features of this fine home include:

- Wonderful character features such as the vaulted beamed ceilings
- Luxury bespoke kitchen with Stoneham cabinets
- Quartz-granite surfaces, range cooker and integrated appliances
- Four luxury bath / shower rooms, three recently refurbished
- Impressive sitting – dining room with electric-flame fire
- Ground-floor bedroom wing would be ideal as independent annexe
- Spacious principal bedroom with wardrobes and ensuite shower room
- Pretty walled courtyard, ideal for entertaining
- Open lawned frontage with automated gates to expansive driveway
- Beautiful walled gardens, landscaped for all-season display
- Large double carbarn and garden storeroom
- CCTV system, alarm, gas central heating and double glazing



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

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