



Substantial wing of a period manor house

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How Lane Chipstead CR5 3LN

Banstead Village 3 miles

London 16 miles

London by rail 35 minutes from Chipstead

M23/M25 Intersection 3 miles

All times and distances are approximate

The larger portion of a large detached character house backing onto Chipstead Golf Course. The house is beautifully appointed throughout with many period features and features 5 bedrooms with 3 bath/shower rooms together with generous ground floor living space. An interior viewing is essential to fully appreciate this lovely home.

- | Enclosed Porch Entrance Hall
- | Cloakroom
- | Drawing Room
- | Sitting Room - Office Study
- | Family Room
- | Kitchen - Breakfast Room
- | Utility Room
- | 5 Bedrooms
- | Dressing Room
- | 3 Bath/Shower Rooms
- | Double Garage
- | Ample Off Road Parking
- | Mature Rear Garden

Price £1,250,000





This is surely one of Chipstead's finest locations. Chipstead Village has local shops, restaurants and a station with services to London Bridge and Victoria. Coulsdon South is also accessible with faster commuter links. Further amenities can be found at nearby Banstead Village or Coulsdon Town. There is an abundance of open countryside in this part of the Surrey Downs together with a choice of Golf Courses and other sporting clubs. The M23 and M25 can both be easily accessed by car, the latter providing routes to both Gatwick and Heathrow Airports.

Great care was taken to retain and enhance the authentic character of this beautiful house whilst it was refurbished in recent years to create a family home that is both practical and comfortable. Set in this sought after tree-lined lane in the heart of Chipstead Village and forming the larger wing of an old manor house, the property offers spacious and versatile accommodation. The open plan kitchen - breakfast room has views over a mature garden giving a high degree of privacy and tranquillity, and there are outstanding views to the rear over the rolling landscape of Chipstead golf course. The five bedrooms are well served by three bathrooms with one being en-suite to the principal bedroom. There is ample parking in addition to a large double garage and a viewing of this exceptionally fine house is highly recommended.



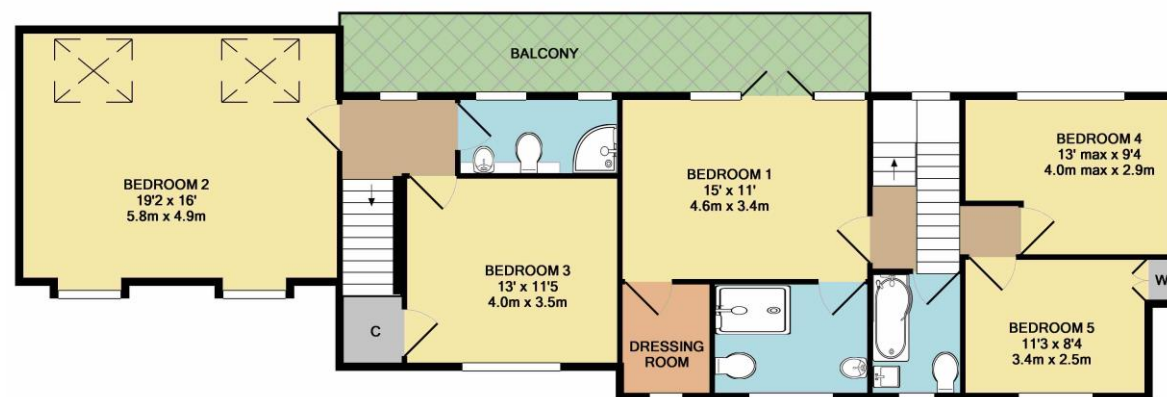
Covered Porch and Entrance Hall | Double aspect Sitting Room With Brick Fireplace | Integrated Appliances And Range Aga Cooker | Downstairs Cloakroom | Spacious Principal Bedroom with Balcony and Ensuite Bathroom | Double Garage | Ample Parking For A Number Of Cars | Mature Private Garden Backing Chipstead Golf Course | A Wealth Of Original Features | Utility Room





TOTAL FLOOR AREA
2725 SQ FT / 253.2 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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a viewing appointment

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