



Period property in rural tranquillity

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Shabden Park High Road Chipstead CR5 3SF

Banstead Village 4 miles

London 17 miles

M23/M25 3 miles

Reigate 3½ miles

London by rail 45 minutes from Chipstead
or 25 minutes from Coulsdon South

All times and distances are approximate

Located on the southern periphery of Chipstead village is this handsome 3 bedroom lodge with a wealth of period charm set in a private plot of over half an acre with mature gardens and views over the neighbouring farm and the valley beyond.

- | Porch
- | 2 Entrance Halls
- | Sitting Room
- | Dining Room
- | Family Room
- | Kitchen
- | Cloakroom
- | Shower-room
- | 3 Bedrooms
- | En-suite Bathroom
- | Garage and Driveway Parking
- | Outbuilding
- | Plot in excess of 0.5 acre

Offers in Excess of £975,000





Situated on the edge of Chipstead, the property has an unspoiled rural location and yet is within only 2 miles from the M25 / M23 intersection allowing fast access to London Heathrow and Gatwick airports and there are fast rail services to London from nearby Coulsdon South Station. Within a few miles, Reigate and Banstead Village offer excellent shopping and a choice of schooling whilst this part of the Surrey Downs has many venues for sport, leisure and cultural pursuits. The property is surrounded by open countryside and there are golf courses at Chipstead, Kingswood and Reigate Hill.

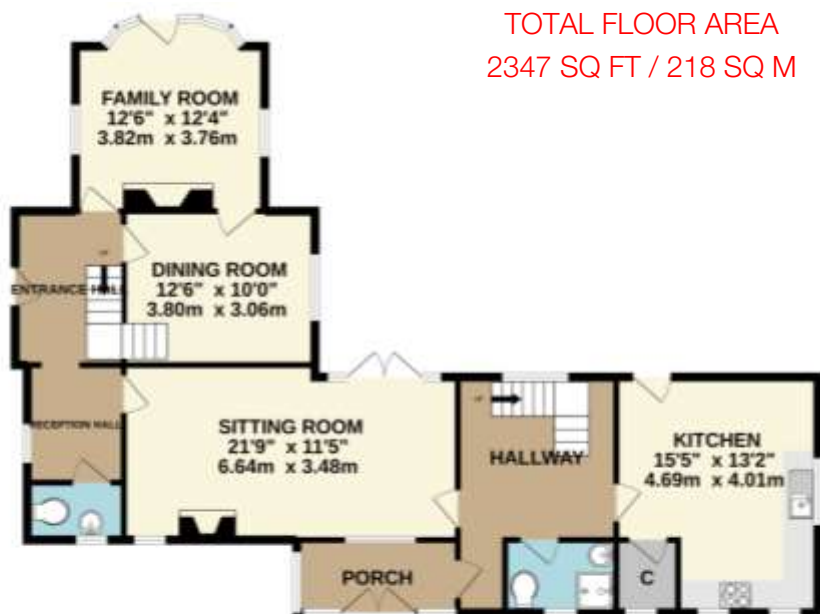
Originally built as a lodge house to Shabden Park during the 19th Century and now presented as a private residence with a wealth of period features. The property comprises of three bedrooms with two bathrooms, one of which is an en-suite to the principal bedroom. On the ground floor is a number of flexible reception rooms with views onto the garden. The plot extends to over half an acre and is naturally secluded with views over Chipstead Valley. Externally there is a large outbuilding with potential use as a home office or studio in addition to the double garage and plentiful driveway parking.



Desirable Village Location | Mature And Secluded Plot Of Some 0.5 Acre | Beautiful And Far-Reaching Views | Feature Fireplace | Partly Grade II Listed | Fantastic Potential For Further Embellishment And Enhancement | Generously Appointed Storage | Double Garage And Plenty Of Driveway parking | Gas Central Heating | End of Chain



TOTAL FLOOR AREA
2347 SQ FT / 218 SQ M



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
Partly Grade II Listed
All mains services
To the best of our knowledge on production of this brochure

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a viewing appointment

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