



**Hogscross Lane, Chipstead**

In Excess of **£800,000**





## Hogscross Lane

### Chipstead

Exceptional property in woodland estate with historical charm and modern comfort. Converted period school with 2 bedrooms, potential for a third, and wild meadow. Features inglenook fireplace, 2 bathrooms, double garage, shaker-style kitchen, airy living area, and access to communal tennis court.

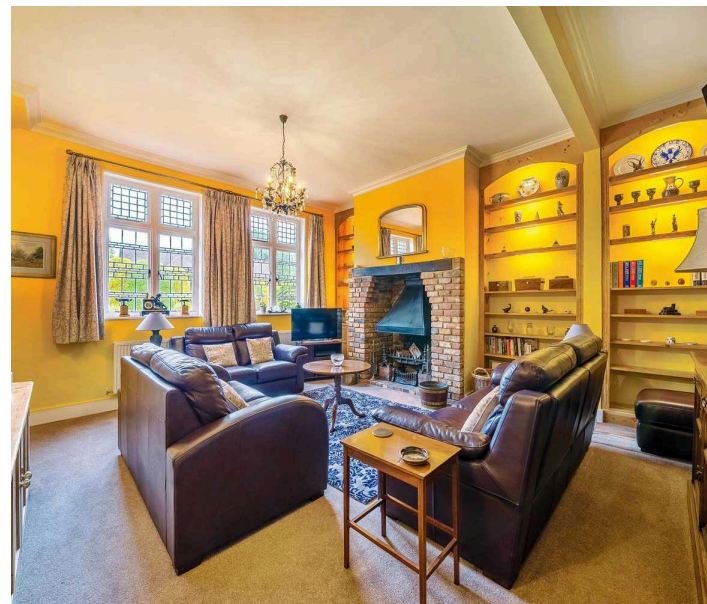
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Exclusive Woodland Private Estate
- Impressive Gated Entrance & Driveway
- Period Character Converted School
- Inglenook Fireplace, Exposed Stone Walls, High Ceilings, Orangery
- Flexible Two / Three Bedrooms
- Ensuite Shower Room & Main Bathroom
- Own Wild Meadow & Woodland Area
- Ample Residents Parking & Double Garage
- Residents own Tennis Court
- Unique Rural Setting, Local Pub & Shops



Nestled within an exclusive woodland private estate, this exceptional property exudes charm and character, boasting an impressive gated entrance leading to a private driveway. The residence, part of a meticulously converted period school, showcases a harmonious blend of historical elegance and modern comfort.

Upon entering, one is welcomed by a warm ambience enhanced by the presence of an inviting inglenook fireplace, exposed stone walls and lofty ceilings, creating a unique and inviting living space. Offering versatility, the property features two generously sized bedrooms with the potential for a third, providing flexibility to suit individual needs.

The master bedroom benefits from an ensuite shower room, complemented by a main bathroom designed for both convenience and luxury. A standout feature of this property is the inclusion of its own wild meadow and woodland area, providing residents with a tranquil outdoor retreat in the midst of nature.

Residents are further catered to with ample parking facilities and a double garage, ensuring both convenience and security. The heart of the home, a shaker-style kitchen with an attached orangery, offers a perfect setting for culinary endeavours and casual dining alike, with abundant natural light streaming in to create an airy and light-filled space.

Beyond the kitchen, the property unfolds into an exceptionally spacious living area that is ideal for relaxation and entertaining, perfectly embodying contemporary lifestyle needs. Residents of this estate also enjoy access to a communal tennis court.

This exceptional property is situated in a rural setting within the beautiful Surrey Hills AONB and Chipstead Conservation Area, yet accessible to three rail stations and under a mile walk to local pub, village pond and theatre. Cricket, rugby and football clubs accessible from the High Road and wonderful walking and cycling from the estate. A choice of good local shops and pubs can be found in nearby Banstead, Reigate and Coulsdon.

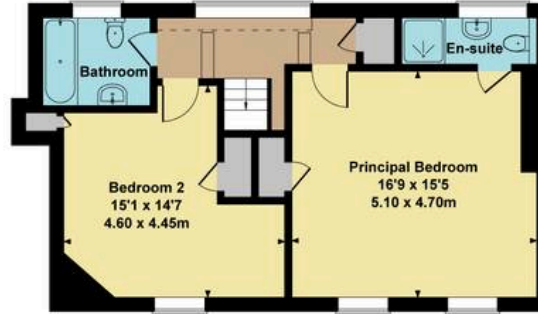
In summary, this meticulously crafted property on a prestigious woodland estate presents a rare opportunity to own a piece of history while enjoying modern comforts and exclusive amenities. With its distinctive features, serene surroundings and impressive living spaces, this residence exemplifies the epitome of sophisticated living in a truly unique setting.

**Approximate Gross Internal Area**

170.5 sq. m. (1835 sq. ft.)

Garage 33.7 sq. m. (363 sq. ft.)

Total 204.2 sq. m. (2198 sq. ft.)



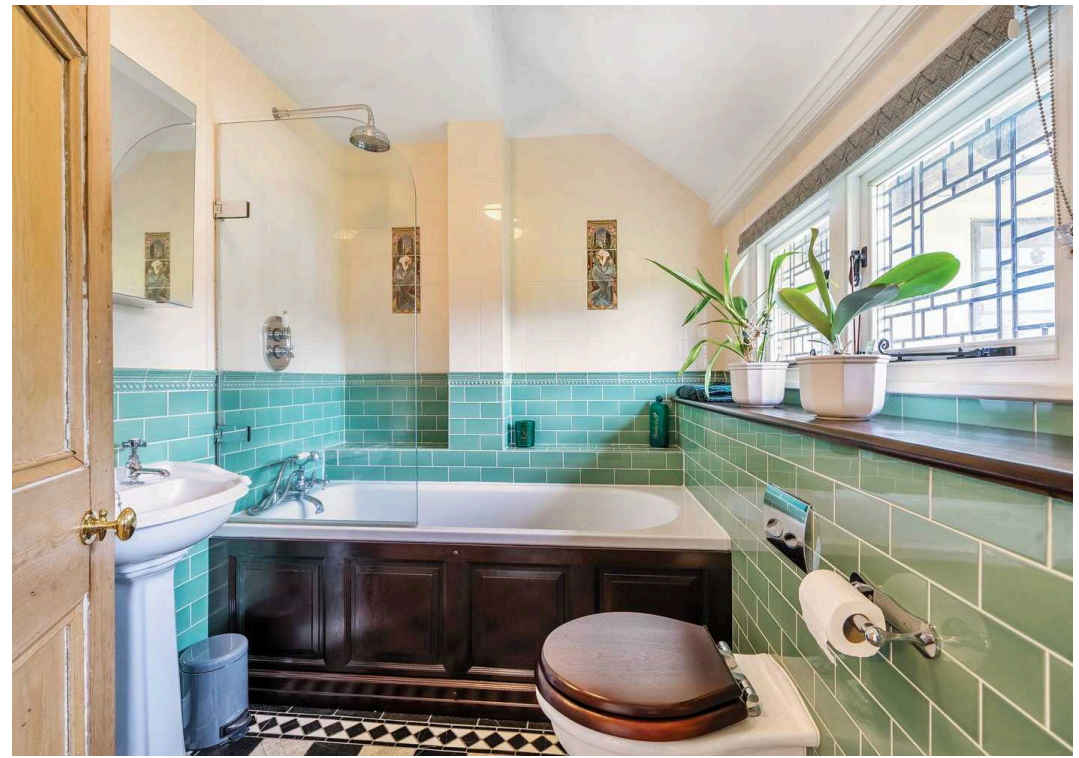
First Floor



Ground Floor

Not to scale, for layout reference only. All measurements are approximate.  
Produced by As Built Energy Surveys for Cairds Estate Agnets.









## Cairds The Estate Agents

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