



Pirbright Manor Farm House Hogscross Lane, Chipstead - CR5 3SJ

Fixed Price £1,000,000

FINE & COUNTRY



Pirbright Manor Farm House Hogscross Lane

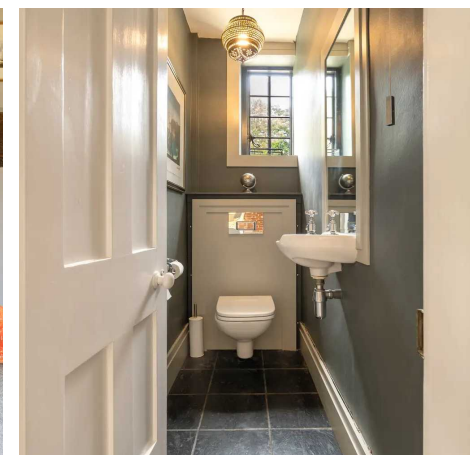
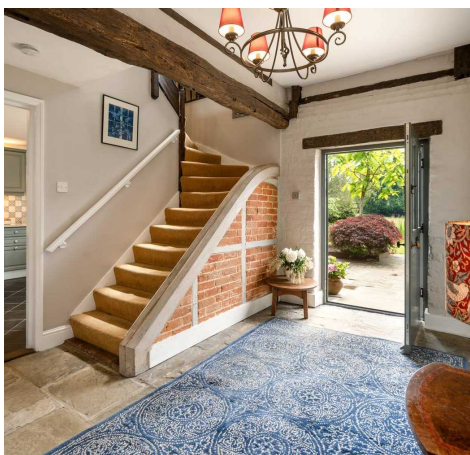
Chipstead, Surrey CR5 3SJ

Early vacant possession can be offered on this Grade II listed character wing dating from the 1600's. Standing within a parkland setting the property has been re-decorated in recent months.

Council Tax band: G

Tenure: Freehold

- Character, Refurbished Wing
- Quiet Tucked Away Location Surrounded by Countryside
- Lounge with Inglenook and Open Fire
- Kitchen/Breakfast Room with Views of Garden & Grounds Beyond
- Private South West Facing Gardens
- Communal Grounds of 0.85 Acres to include a Tennis Court
- Double Garage En Bloc
- Newly Landscaped Gardens
- Recently Re-Decorated Throughout





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This beautiful four bedroom character home is believed to date from the 1600's and is set in a parkland setting and offers a wealth of charm and character throughout with a private garden, set amongst beautiful surrounding gardens and communal grounds. There is also a double garage and a communal tennis court.

This is truly a wonderful character, Grade II listed property which not only offers an immense amount of charm and character, with parts of the property believed to date from 1600, but is also situated in a beautiful and tranquil location with acres of countryside on your doorstep. The gardens to the property extend to just over 1 acre to include woodland, in all a rather special and unique home. The property is situated within the private curtilage and community of Fairdene which provides a friendly and tranquil place in which to live. The home offers a range of accommodation presented over three floors with features including flagstone floors and exposed timbers and brickwork. The accommodation comprises a reception hall with flagstone floor, beautiful sitting room with inglenook-style fireplace and delightful views over gardens, formal dining room, fitted kitchen with Aga, laundry room and downstairs cloakroom.





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Stairs rise to the first floor landing with panoramic views, master bedroom suite comprising fitted wardrobes, walk-in wardrobe and an en suite shower room, two further bedrooms and a family bathroom. Stairs rise to the second floor with bedroom four and an en suite cloakroom.

The Grounds

The property is situated in a private enclosure with a small number of select character homes. The property includes a well stocked, private garden with a patio, pond and level lawn all accessed via the front door. The communal grounds extend to approximately 0.85 of an acre with a communal tennis court, numerous seating areas, fruit trees and a wooded area.. There is also a double garage en bloc.





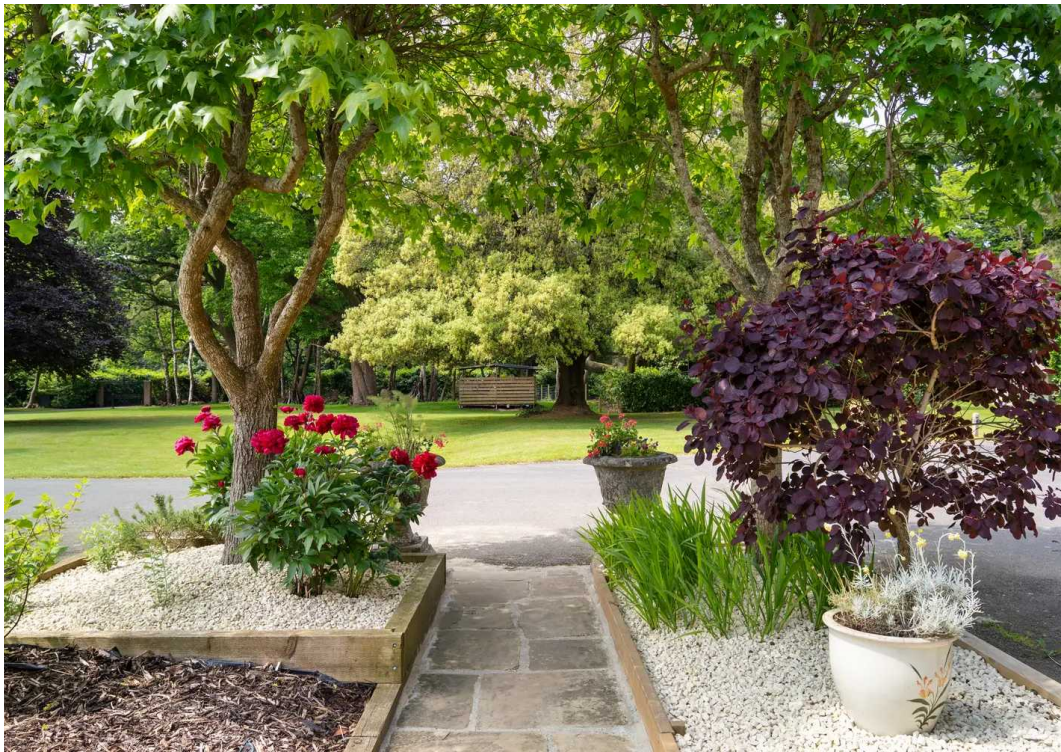
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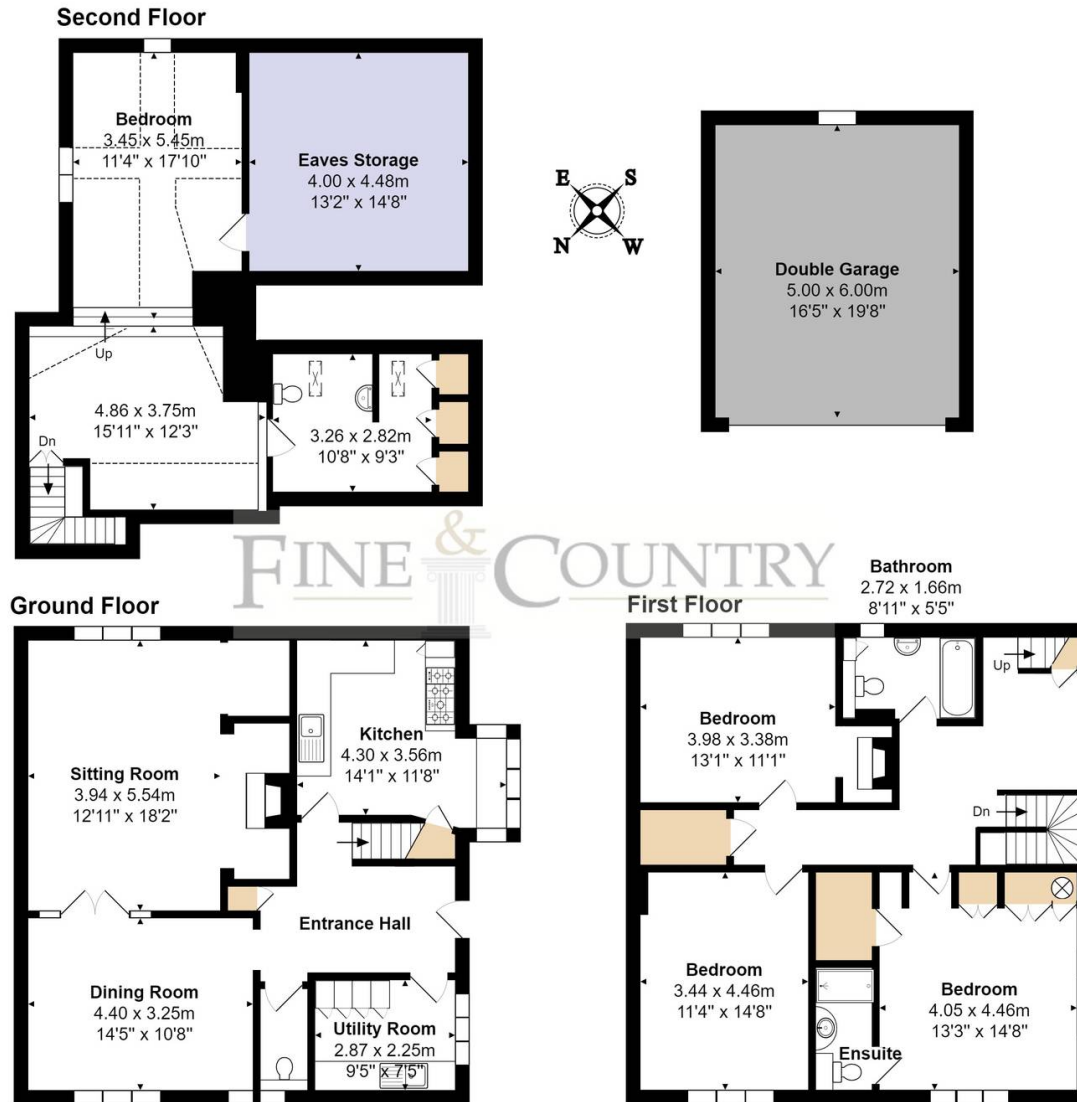
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The property is found in the hub of the thriving village of Chipstead with wonderful views. Yet despite this semi-rural position the house is a commuters haven as Coulsdon South mainline station is within 1.5 miles providing routes to London Bridge, Victoria, Gatwick and the south coast. Chipstead is surrounded by open countryside providing good riding and walks, including Chipstead Meads, Starrock Green and Vincents Green. In terms of road communications, the nearby A23 lead to the M25 (junction 7) and into London whilst, for the frequent traveler, Gatwick Airport is approximately 14 miles to the south. The village is a vibrant location with active sports clubs, including rugby, golf, tennis and football. It is also the home of the Chipstead Players, whose home is the recently renamed Courtyard Theatre. The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes and restaurants, including Waitrose and Marks & Spencers.









Purbright Manor Farmhouse, Hoggs Cross Lane, Coulsdon

Total Area: 215.5 sq m ... 2319 sq ft (excluding double garage, eaves storage)

All measurements are approximate and for display purposes only.



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