



FINE & COUNTRY
Kingswood

5 High Oaks Close
Chipstead, Coulsdon, Surrey CR5 3EZ

Property at a glance

- Modern Luxury Family Home
- Five Bedrooms
- Four Luxury Bath/Shower Rooms
- Open-Plan 33'6" x 21'6" Kitchen/Diner/Family Room
- 22'6" x 19'3" Sitting Room
- Study/Snug
- Underfloor Heating
- Dressing Room To The Master
- Double Garage & Large Driveway
- Level Rear Garden

Setting

This family home is situated in Coulsdon which is just a short distance to the railway station, providing routes to London and the south coast. Nearby Chipstead is surrounded by open countryside providing good riding and walks within half a mile, including Chipstead Meads, Starrock Green and Vincents Green.

In terms of road communications the nearby A23 leads to the M25 (junction 7) and into London whilst, for the frequent traveller, 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 & Spencer.

£1,250,000 Freehold

5 High Oaks Close

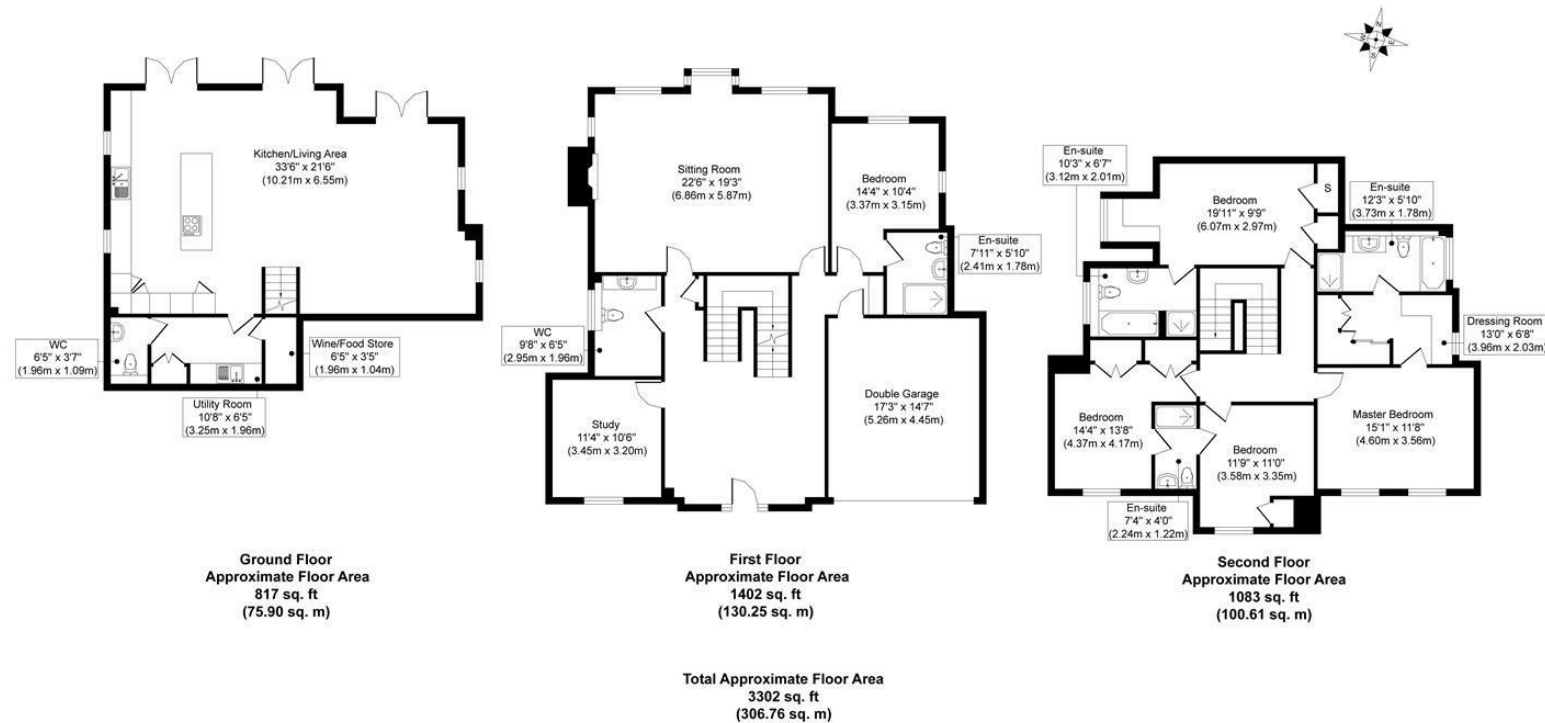
This stunning five bedroom family home is located towards the rear of an award winning and gated development built in 2012. The property is presented to the market in show home condition with accommodation laid out across three floors with just over 3300 sq ft. Upon entry you are greeted by a spacious & grand entrance hall with a gleaming porcelain tiled floor as well as an oak staircase. From the hallway there is access to a large 22'6" x 19'3" sitting room, a study, a double bedroom with a modern en-suite shower room, a large cloakroom with coat/shoe area and an internal door leading to the double garage.

The staircase to the lower ground floor opens out into a stunning, open-plan kitchen/diner/family room measuring 33'6 by 21'6. The large kitchen area incorporates a central island and a breakfast bar, leaving plenty more space for a dining and family/games area. There is also a utility room, a cloakroom and three sets of patio doors lead out to the level and recently remodeled rear garden.

On the top floor is the master bedroom with its very own dressing room and luxury en-suite bath/shower room. Bedroom two also comes with a modern bath/shower room whilst bedrooms three and four share a Jack and Jill shower room. Outside there is a large driveway to the front with access to the double garage and the rear, mainly laid to lawn garden with a large patio, play area and sun terrace.

An internal viewing is recommended to appreciate the space as well as the modern, open-plan living that this fabulous home has to offer. The property is also within a short distance of Coulsdon's railway stations and shops.



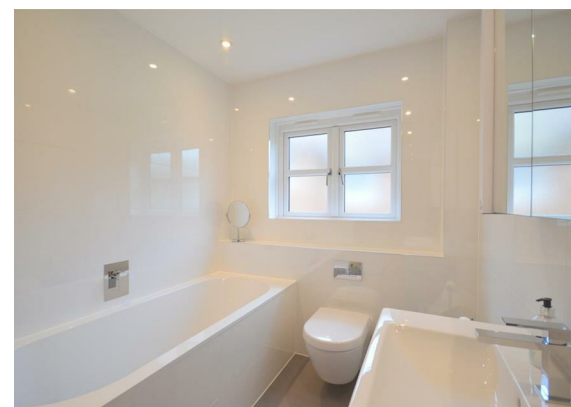


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-101) B	80	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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