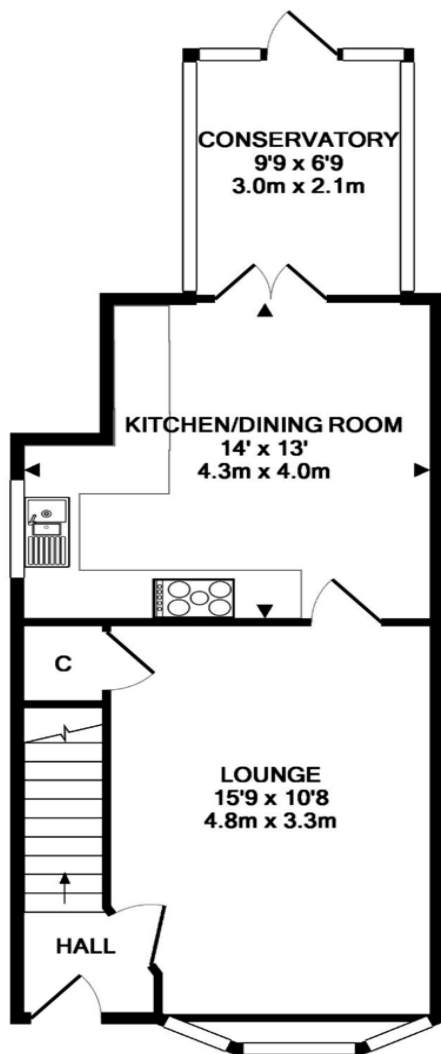


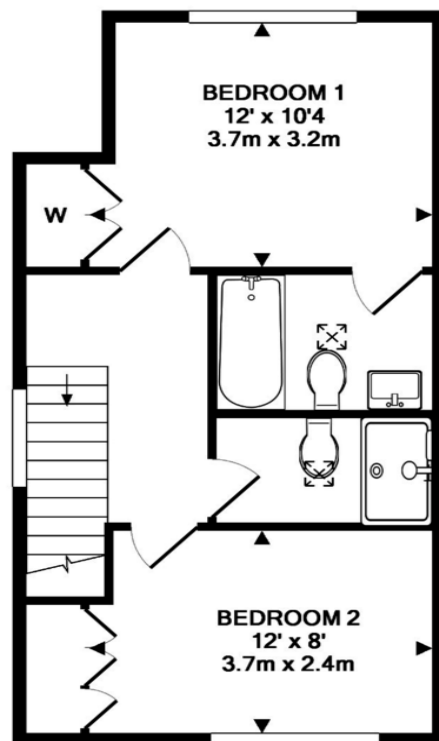


Penny Cottage, 7 High Road, Chipstead, Surrey, CR5 3QP





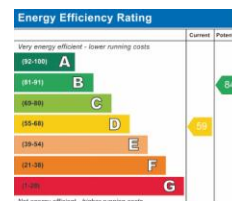
GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)
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The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times are correct at the time of going to press. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.



Penny Cottage
7 High Road
Chipstead
Surrey
CR5 3QP

OFFERS IN EXCESS OF £485,000 FREEHOLD

Points of Interest

- Beautifully Presented Cottage
- Sought-After Chipstead Village
- Two Double Bedrooms
- Built-In Wardrobes to Both Bedrooms
- Two Bath/Shower Rooms (One En-Suite)
- 15'9 Lounge
- Kitted Kitchen/Dining Room
- Conservatory
- 94ft Secluded Level Garden
- Off Street Parking

THE PROPERTY

An opportunity to acquire this beautifully presented cottage situated in this sought after village location.

The property comprises a generous lounge with an oriel bay window to the front, recessed display shelving and an under stairs storage cupboard. The kitchen/dining room is fitted with an elegant range of shaker style units with granite work tops incorporating a built-in stainless steel gas hob with double oven below. There is a window to the side and double doors opening to a conservatory which further leads to the garden. Upstairs, there are two double bedrooms, both with built-in wardrobes. There is an en-suite bathroom to the master bedroom with a modern white suite of bath, basin and W.C. and a separate, spacious shower room with large shower enclosure, basin and W.C.

Outside, there is a secluded level rear garden which extends to approximately 94ft being laid to lawn and with a large paved area ideal for entertaining. There is off street parking to the front for one car.

LOCATION

Education and Leisure

There are a number of reputable schools from both the private and state sectors, including Reigate Grammar, Dunottar, Caterham and Royal Alexandra and Albert. Chipstead, Kingswood and Reigate Hill Golf Clubs are all a short drive away.

Travel

There is the branch line of Chipstead station which is a 0.8 mile walk away or the fast line of Coulsdon South which is about 2 miles away. The M25/M23 intersection at Hooley is a short drive away giving access to the railway network.

Shopping

Chipstead village has a handful of convenient shops including local butcher, café, and Post Office. A wider choice of shopping facilities can be found at Coulsdon, Banstead, Redhill and Reigate together with a diverse choice of restaurants and cafes'. More comprehensive shopping facilities, including the forthcoming Westfield can be found in Croydon, approximately 7 miles away.

Viewing strictly by appointment.

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