

Farm Close

Chipstead, Surrey CR5 3PT

An opportunity to acquire a detached three bedroom home formerly a period flint knapped stables dating from the mid 1800's. The property sits centrally within a substantial garden plot and has three double bedrooms, shower room plus en-suite facilities to the master bedroom. There is a wealth of character features throughout alongside a double integral garage. SOLE AGENTS. NO ONWARD CHAIN

£895,000 - Freehold



FRONT DOOR

Hardwood front door with outside light, giving access through to:

ENTRANCE PORCH

1.60m x 1.40m (5'3 x 4'7)

Flagstone flooring, beamed ceiling and light. Further hardwood front door with window to side, giving access through to:

INNER ENTRANCE HALL

8.18m x 2.31m maximum (26'10 x 7'7 maximum)

Exposed flint knapped walls. Concealed radiator. Beamed ceilings.

Towards the far end there are two windows with full height glazing and door providing a pleasant outlook over the rear garden and all is contained under a vaulted ceiling with velux window.

SITTING/DINING ROOM

7.82m x 4.90m (25'8 x 16'1)

Under a vaulted ceiling with exposed beams and velux window to rear. The room is of triple aspect with two windows to side, window and french doors to the rear and an obscured glazed window to the other side. All has exposed flint knapped walls. Gas log burner. 2 x radiators. Wall lights. Doorway providing access through to:

KITCHEN

4.90m x 2.21m (16'1 x 7'3)

Also accessed from the entrance hall under a vaulted ceiling with beams and access to loft void. The kitchen is fitted by hand built antique pine units with granite work surfaces incorporating a sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface, surface mounted four ring gas hob with extractor above. Eye level cupboards and display cabinets incorporating storage shelving and plate rack.

There is an oven and grill, space for microwave and freezer. Integral fridge. Tiled floor. Velux window and obscured glazed window to the side. Exposed brick walls.

INNER HALLWAY

7.19m x 0.91m (23'7 x 3'0)

This area provides access to all of the bedroom accommodation. There are two windows to rear. Exposed beams. Radiator. Picture rail. Thermostat for the central heating. Linen cupboard.

UTILITY CUPBOARD

1.68m x 1.22m (5'6 x 4'0)

Work surface with a stainless sink drainer below which there is space for a domestic appliance. Part tiled walls. Radiator.

MASTER BEDROOM

4.90m x 3.63m (16'1 x 11'11)

Bay window to side, wardrobes go completely along external wall and there is dressing table/drawers on return next to window, bedside cabinets, coving and radiator. Doorway to:

EN-SUITE WET ROOM

2.18m x 2.01m (7'2 x 6'7)

Wet room shower with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Obscured glazed window to side. Radiator. Wall mounted fan heater.

BEDROOM TWO

4.01m x 3.81m (13'2 x 12'6)

Attractive bay window to front. A comprehensive range of built in cupboards/shelves which continue for full length of wall. Dressing table with chest of drawers and also shelving. Bedside cabinets. Eye level cupboards. Radiator. Coving.

BEDROOM THREE

3.81m x 2.79m (12'6 x 9'2)

Window to front. built in cupboards/shelves which continue for full length of wall. Dressing table with chest of drawers and shelves above. Coving. Concealed radiator.

MAIN SHOWER ROOM

2.21m x 1.70m (7'3 x 5'7)

Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Obscured glazed window to side. Part tiled walls. Radiator. Shaver light/point. Heated towel rail.

OUTSIDE

FRONT

There is a fixed resin driveway laid to a stone finish suitable for parking approximately 4-5 vehicles off street. There is an area of lawn with some mature shrubs and mature trees.

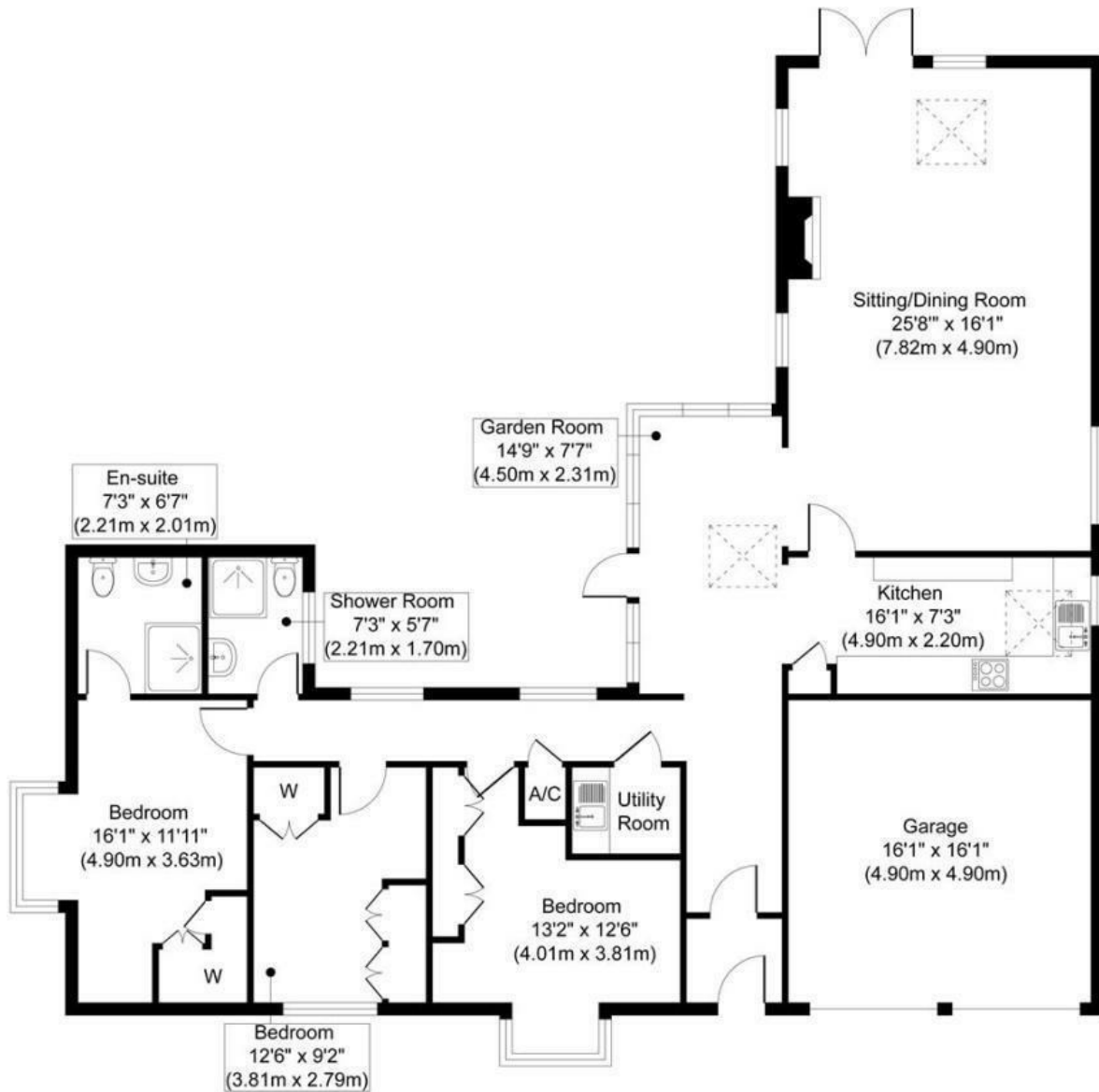
INTEGRAL GARAGE

Accessed via wooden doors to the front under a pitch tiled roof with power and lighting.

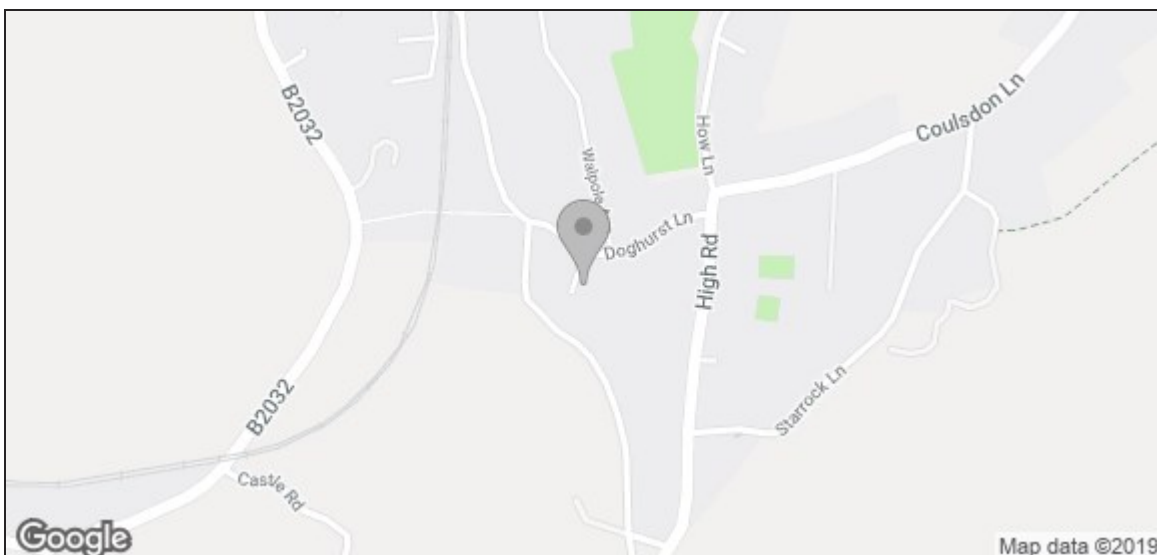
REAR GARDEN

Much of the garden is laid to the rear of the property where there is an expansive herringbone brick patio expanding immediately rear perimeter with a brick retaining wall which gives way to a flower and shrub border. There are numerous areas of lawn, hedging, mature trees, shrubs, pergola and matching wall features. The rear garden benefits from having outside lighting. There is also a summer house.





Approximate Floor Area
1612 sq. ft
(149.80 sq. m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		