



**FINE & COUNTRY**  
Kingswood

*1 Dacre Close*  
Outwood Lane, Chipstead, Surrey CR5 3FF

## Property at a glance

- Two Bedroom House
- Living/Dining Room
- Luxury Fitted Kitchen
- Cloakroom
- Two Modern Shower Rooms
- Courtyard Garden
- Two Parking Spaces
- Short Distance From Station
- Village Location

## Setting

This luxury home is situated in this semi-rural village which is a commuters' haven as Coulsdon South mainline and Chipstead stations are within easy reach providing routes to London Bridge, Victoria, Gatwick and the south coast. 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.

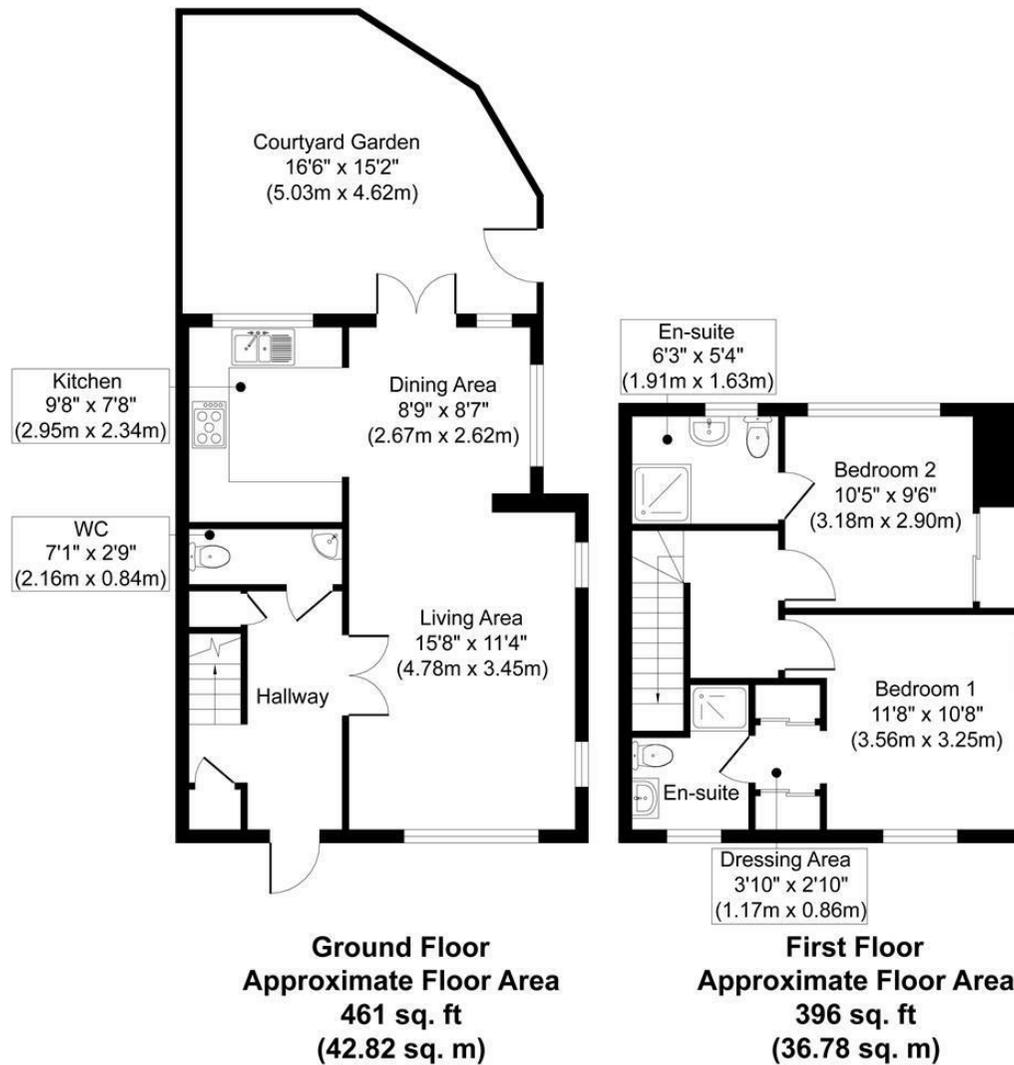
**£499,950**

# 1 Dacre Close

Located within a small development is this fabulous, modern two double bedroom home. The accommodation comprises of a large living/dining room open plan to the luxury kitchen with a range of integrated appliances, patio doors to the rear courtyard garden. There is also a cloakroom to the ground floor.

To the first floor both bedrooms have fitted mirrored wardrobes and modern en-suite shower rooms. The property has two allocated parking bays and is ideally located close to local shops and Chipstead railway station. The property offers bright and spacious living - ideal for the professional couple, down-sizer or someone looking for a 'lock up and leave'.

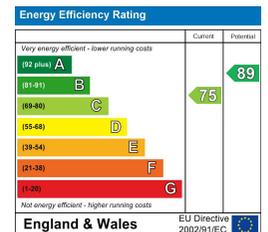




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.





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