



Beautifully appointed, secluded, substantial family home

exclusive to

**SAUNDERS**

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# Chipstead

London 17 miles

Banstead 3 miles

London by rail 35 minutes

M23/M25 Intersection 10 minutes

All times and distances are approximate

In a tranquil semi-rural location, this substantial detached seven bedroom family home offers excellent accommodation set in a secluded plot of around half an acre.

Hallway | Sitting Room

Dining Room | Kitchen/Dining Room

Study | Utility Room

Snug

Garden Room

Downstairs Cloackrooms

Integrated Garage

Seven Bedrooms

Three Bathrooms

Large Garden

Carriage Driveway

Price £1,5million





This substantial property is set back from the High Road , on a broad and level plot. Surrounded by open countryside local amenities include Chipstead Golf Club, Rugby Club and numerous other sports facilities. Also within walking distance are the Chipstead Theatre and The White Hart Pub-Restaurant. Chipstead Station provides access to London with further facilities available at Banstead or Coulsdon

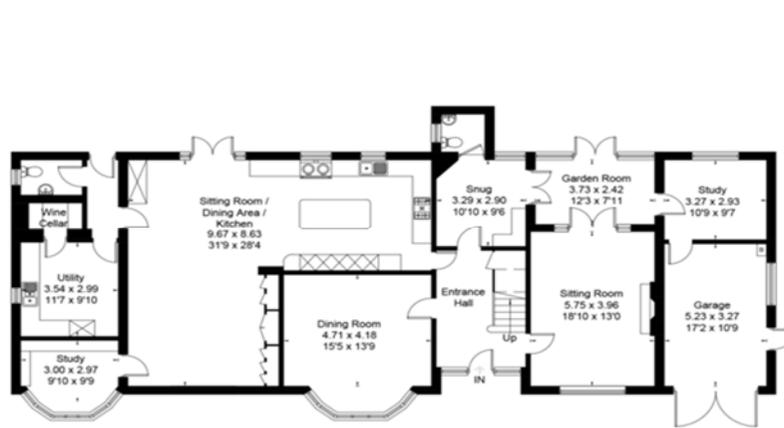


Set in nearly half acre of grounds is this substantial seven bedroom detached family home. Located in the heart of the village this property offers flexible and well- proportioned accommodation throughout. Numerous reception rooms and a spacious kitchen/diner are ideal for entertaining. Feature double doors lead to the rear garden which is mainly laid to lawn with mature planting and pergola dining area. Upstairs comprises of a dual aspect master bedroom suite with dressing room and a contemporary en-suite. Six further bedrooms and two bathrooms occupy this floor.. Approach via a carriage driveway and integrated garage.

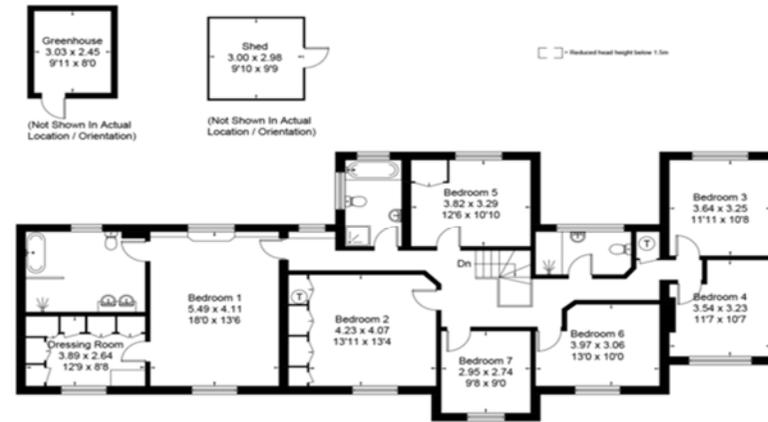
Seven Bedrooms | Detached Family Home | Approaching Half An Acre Level Plot | Spacious Kitchen/Diner | In And Out Driveway | Integrated Garage | Master Bedroom With Dressing Room And En-Suite | Heart Of Chipstead Village | Three Bathrooms | Well Presented Throughout



Approximate Area = 347.2 sq m / 3737 sq ft (Including Wine Cellar / Excluding Shed)  
 Garage = 17.6 sq m / 189 sq ft  
 Greenhouse = 7.4 sq m / 80 sq ft  
 Total = 373.8 sq m / 4023 sq ft  
 Including Limited Use Area (2.1 sq m / 23 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls Group

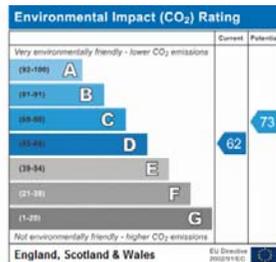
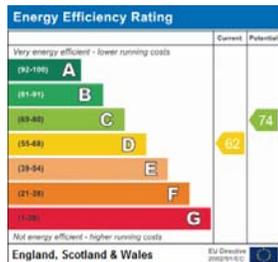


**Ground Floor**  
 Area = 187.1 sq m / 2014 sq ft  
 (Limited Use Area = 2.1 sq m / 23 sq ft)



**First Floor**  
 Area = 160.1 sq m / 1723 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Viewing  
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 a viewing appointment

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