



**FINE & COUNTRY**  
Kingswood

*2 Cleave Prior*  
Chipstead, Surrey CR5 3YF

## Property at a glance

- Detached Family Home
- Four Bedrooms
- 20'x14' Family Room With Vaulted Ceiling
- 19'x14 Sitting Room
- Dining Room, Playroom & Study
- Three Bath/Shower Rooms
- Kitchen & Utility Room
- Views Of Banstead Woods
- Detached Double Garage & Driveway
- Walking Distance To Railway Station

## Setting

Chipstead is an attractive, historic village lying on the top of the North Downs, just south of London and is perfectly situated for easy access to the M25, Central London and Gatwick Airport. Chipstead Station is only a short walk away and offers direct train services to London Bridge and Victoria. Whilst being a commuter's dream, Chipstead is tranquil and friendly with beautiful surroundings to explore. Locally there is a good choice of state and independent schools within the vicinity and there are several sports clubs, a tennis club, bowls and Chipstead Golf Club's 18 hole course.

There are also numerous stables nearby and scenic walks through parks and woodlands the moment you step outside your front door. The Ramblers Rest public house, a beautiful 13th century building with a well earned reputation for delicious food is within walking distance. With a friendly atmosphere and great location, the pub is very popular with those taking a rest from exploring the area and is perfect for relaxing and enjoying the views of Banstead woods in the large outdoor heated seating area. Another focal point of the village is the parade of shops leading to the station, with amenities such as a post office and convenience store, Indian restaurant and beauty salons.

**£799,950 Freehold**

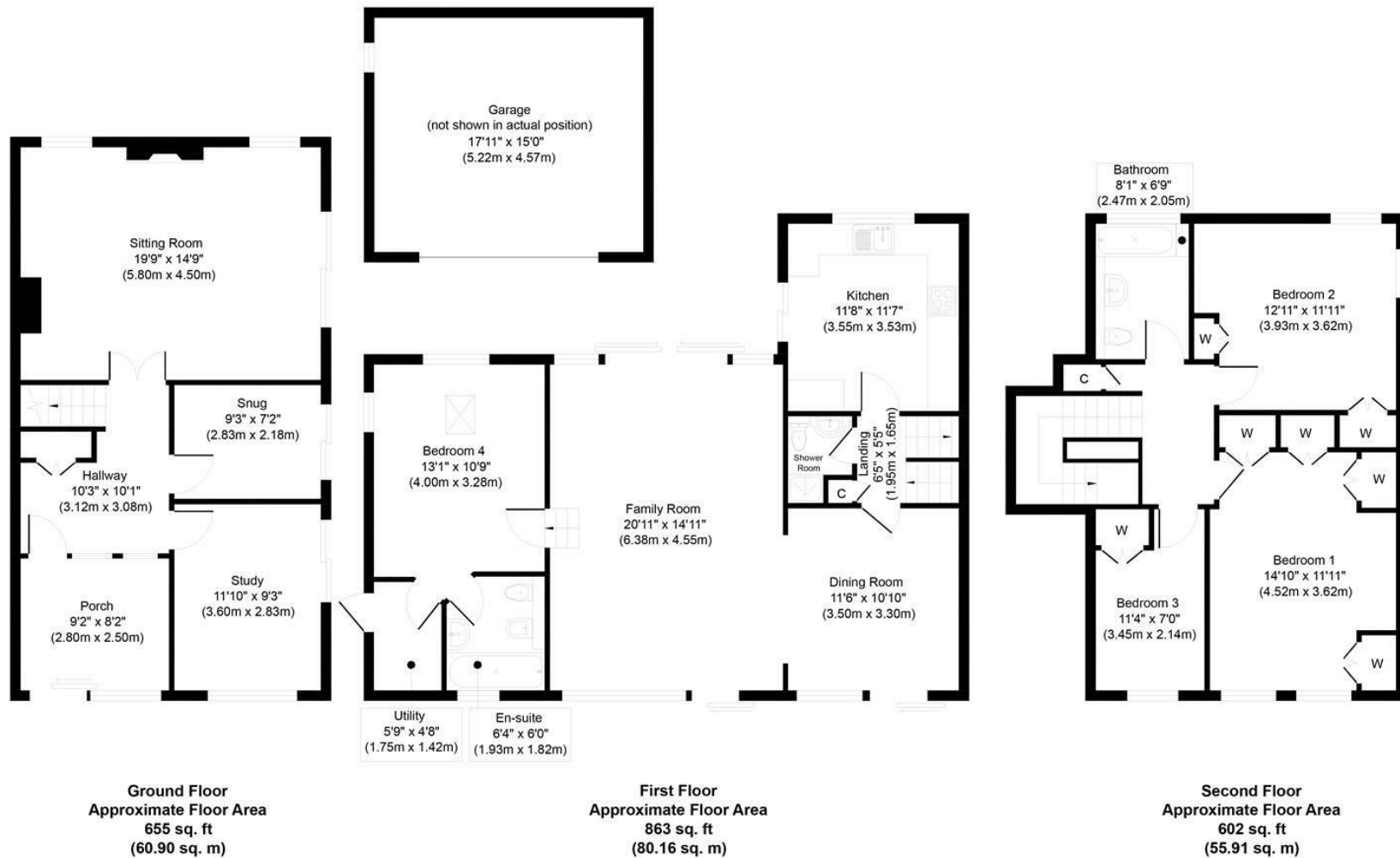
# 2 Cleave Prior

Located on a wide corner plot is this four bedroom family home. Of particular note is the spacious open-plan family/dining room with vaulted ceiling and patio doors to the rear sun terrace. The property offers adaptable accommodation; to the ground floor is a large porch to the entrance hall; a double aspect sitting room, a playroom and a study. All of the rooms to the ground floor have patio doors to the rear garden.

A short staircase leads to the first floor and on this level you will find the fabulous sitting room with views across Banstead Woods. The sitting room has a wood panelled vaulted ceiling and a dining area with patio doors to the rear garden, also on this level due to the elevation of the plot. Bedroom four is located on this level with a vaulted ceiling and access to an ensuite bath/shower room and a utility room with access to the side garden. There is also a separate shower room and a kitchen with a range of integrated appliances and access to the rear garden. To the top floor is the master bedroom with a range of fitted wardrobes; double aspect bedroom two with fitted wardrobes; bedroom three with built-in wardrobes and a family bath/shower room.

Outside the garden wraps around two sides of the property and provides elevated views over Banstead Woods. There is a sun terrace to the rear and side, a greenhouse and there is a large driveway to the front of the house with access to the double garage.

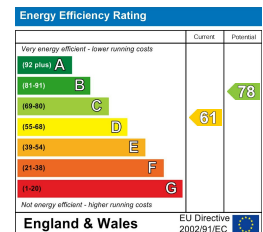




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be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