

High Road Chipstead, Surrey CR5 3QP

Dating from the turn of the century this former village store has been sympathetically converted to provide an attractive cottage with TWO double bedrooms with ensuite to the master bedroom plus additional shower room. On the ground floor there is a lounge, fully fitted modern kitchen dining room and conservatory. There is parking to the front and an attractive landscaped garden to the rear offering a good degree of privacy. All is located in this semi-rural location surrounded by miles of open countryside. Ideally situated for the London commuter affording the opportunity to walk to Chipstead's mainline station in about 10 minutes

Offers In Excess Of £485,000 - Freehold



FRONT DOOR

Replacement front door with leaded light glazed windows with outside canopy giving access through to:

ENTRANCE HALL

Stairs rising to the first floor. Radiator. Alarm control panel. Amtico flooring. Cupboard housing meters.

LOUNGE

5.31m x 3.23m (17'5 x 10'7)

Measured into an attractive bay window to front. Shelving recess, concealed radiator, thermostat for gas central heating and an understairs storage cupboard. Part glazed door giving access through to:

KITCHEN/DINING ROOM

4.29m x 4.01m (14'1 x 13'2)

Well fitted with a modern range of wall and base units comprising of granite work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There is a comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Surface mounted five ring gas hob with chimney extractor above. There is an integral appliances of dishwasher, washing machine, fridge and freezer. A comprehensive range of eye level cupboards which benefit from underlighting. Window to side. Amtico flooring. Downlighters. Double opening french doors to:

CONSERVATORY

3.05m x 2.24m (10'0 x 7'4)

Windows either side. Full height glazed door to the rear and windows enjoying a pleasant outlook over the garden. Amtico flooring and radiator.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Stain glass window to side. Access to loft void. Downlighters. Radiator.

BEDROOM ONE

3.30m x 3.15m (10'10 x 10'4)

Fitted wardrobe, window to rear enjoying a pleasant outlook over the garden. Radiator.

EN-SUITE BATHROOM

Large bath with wall mounted mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap. Fully tiled walls and tiled floor. Heated towel rail. Downlighters. Ceiling mounted extractor and light tube.

BEDROOM TWO

3.66m x 2.44m (12'0 x 8'0)

Window to front and radiator. A comprehensive range of fitted wardrobes with a further cupboard to the side with shelving.

SHOWER ROOM

A large fully enclosed shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Fully tiled walls and tiled floor. Shaver point. Heated towel rail. Downlighters. Ceiling mounted extractor and light tube.

OUTSIDE

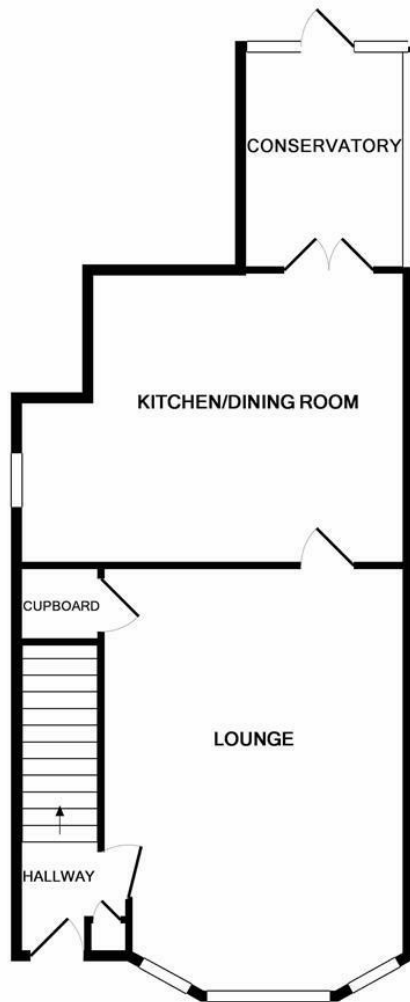
FRONT

A provision for off street parking for one vehicle and here you can access the property's front door. To the side of which there a reciprocal vehicular right of way for loading and unloading purposes, with unrestricted pedestrian access to a side gate which gives access to the:

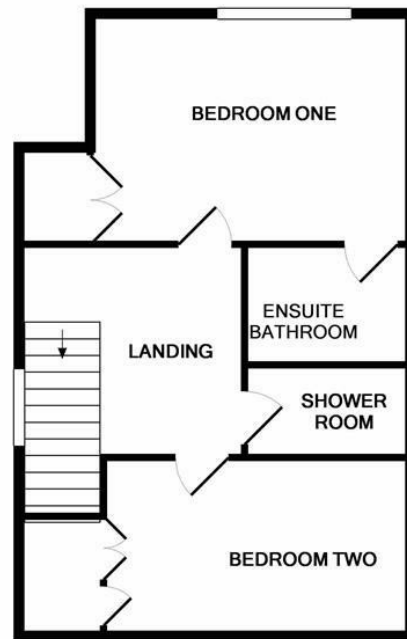
REAR GARDEN

Immediately to the rear of the property there is a patio with various flower and shrub borders with outside lighting. This gives way to a larger area of lawn flanked by mature flower and shrub borders and some mature trees. All of which offers a good degree of privacy. There are also two garden sheds which the owners will be leaving.



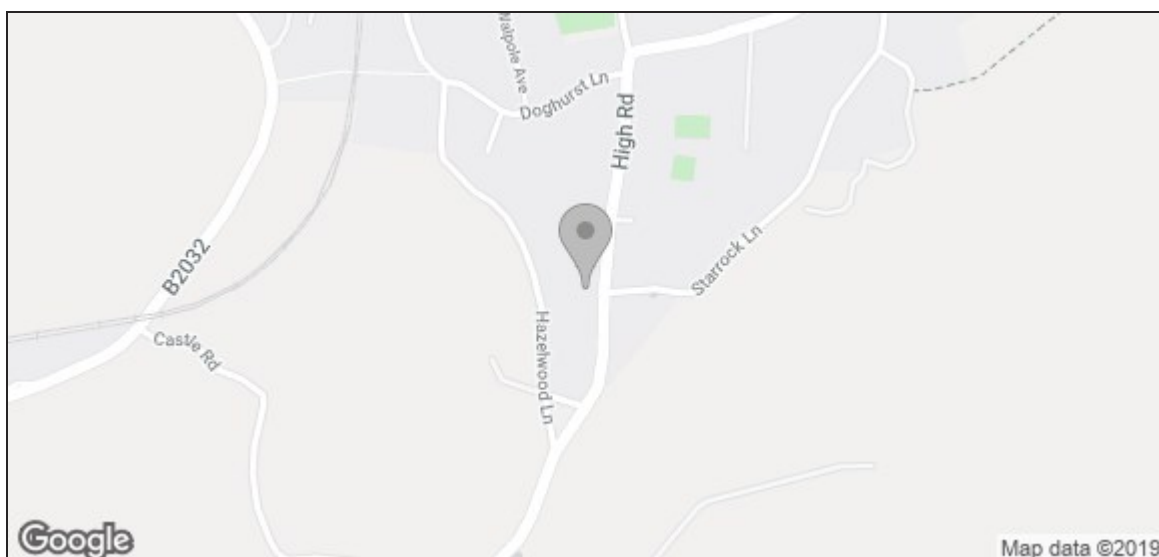


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			