



An exceptional Regency country house

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Chipstead

Banstead Village 4 miles
London 17 miles
M23/M25 3 miles
London by rail 45 minutes from Chipstead
Times and distances are approximate

This exceptional period country house enjoys rural tranquillity on the North Downs whilst offering remarkable accessibility, being just 17 miles to the south of London. Set in parkland grounds of over 7.5 acres, an elegant Regency house with later additions and now lovingly restored to provide a substantial family home of some 11,500 square feet.

Guide Price £3.5 million

View by appointment please, exclusively through Richard
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- Entrance Hall Reception Hall
- Drawing Room Sitting Room Games Room
- Dining Room Bar Kitchen – Breakfast Room
- Utility Room 2 Cloakrooms Cellar

- 11 Bedrooms and 4 Bathrooms over First and Second Floors
- including Principal Suite and Guest Suite

- Independent Annexe with 2 Living Rooms, 4 Bedrooms, 2 Bathrooms

- Extensive parkland grounds Garaging for up to 10 cars Garden Store
- Heated Swimming Pool Pool House with Shower and Sauna
- In all, some 7.6 acres

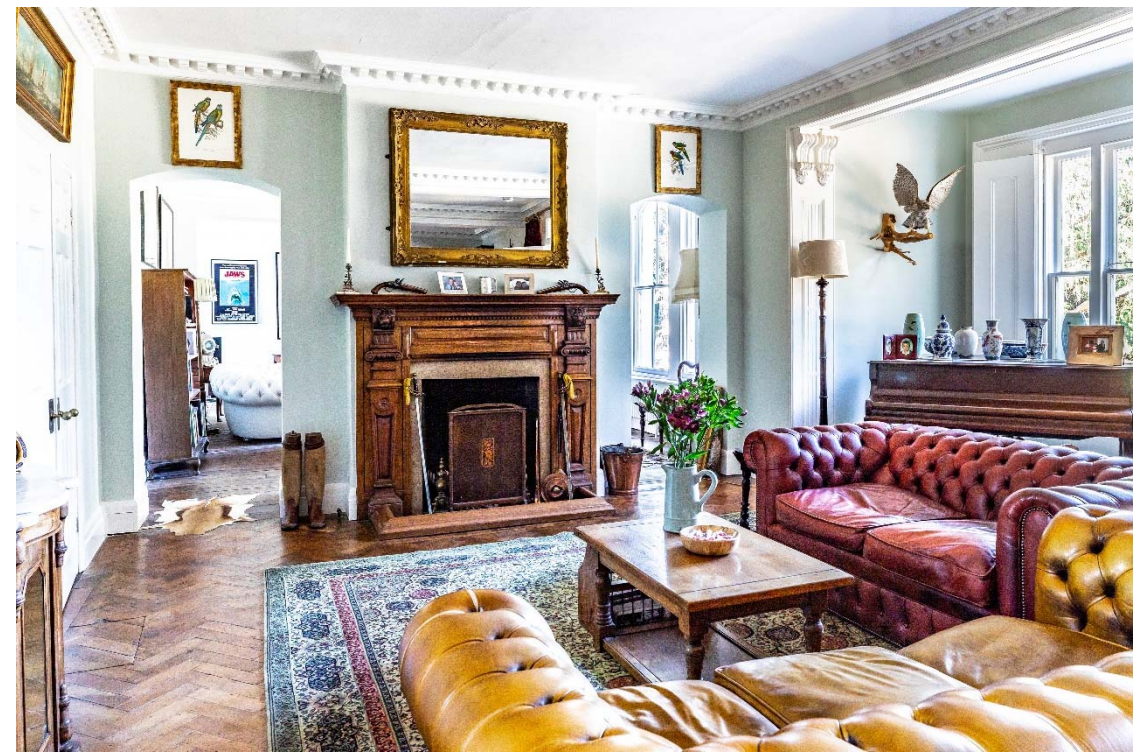


Seldom available in a Green Belt location, within the M25 and just 17 miles south of London, a complete period country house of great character and amenity.

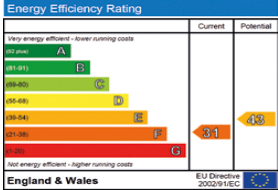
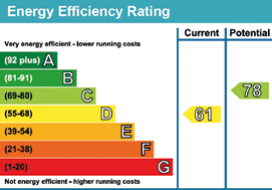
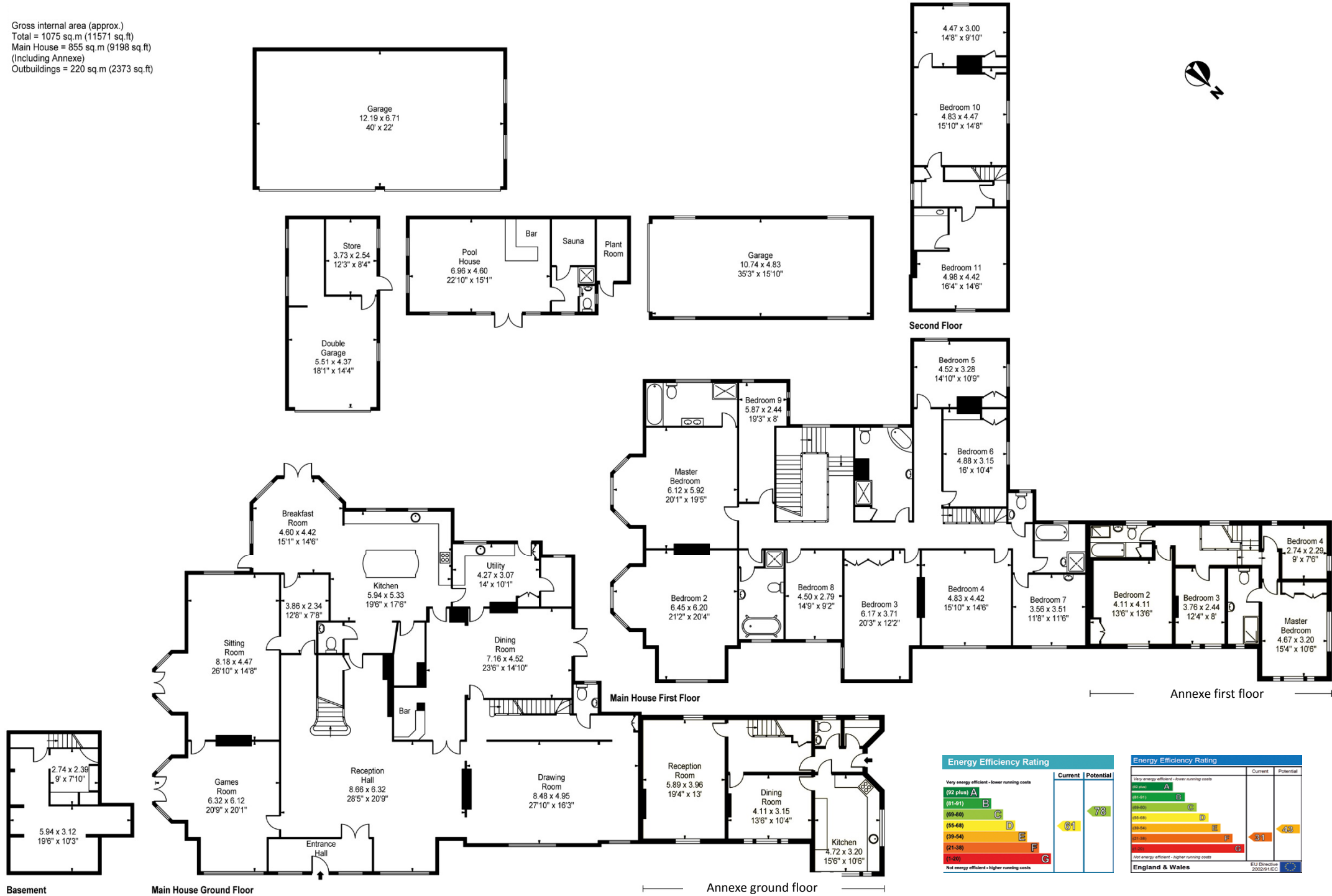
This historic house was built around 1810 as part of Lord Hylton's extensive estate and extended during Victorian and Edwardian eras. The property was bought by Lord and Lady Tritton in 1922 as their country home until 1939 after which it was billeted by Canadian troops during World War II.

Subsequent owners sold the house around 1948 then with some 117 acres and, as was common-place in that era, it is likely that the estate was split up shortly after this time; most of the land was sold to neighbouring farms and the house was divided into four wings.

In recent years, this magnificent house has been re-assembled by the current owners to a single country house with an independent annexe. The house has been both restored and refurbished to create a beautifully appointed family home of authentic period charm. The part-wooded, parkland grounds provide a perfect setting and include a heated swimming pool, tennis court and garaging for up to 10 cars.



Gross internal area (approx.)
Total = 1075 sq.m (11571 sq.ft)
Main House = 855 sq.m (9198 sq.ft)
(Including Annexe)
Outbuildings = 220 sq.m (2373 sq.ft)





Although the property has rural seclusion, this location is particularly well connected being within a few minutes' drive of the M23/M25 intersection, bringing both Gatwick and Heathrow airports and the coastal ports within easy reach. Just under 3 miles away, Coulsdon South Station has fast rail services into the city - London Bridge and Victoria in around 25 minutes and the Gatwick express service from nearby Merstham.

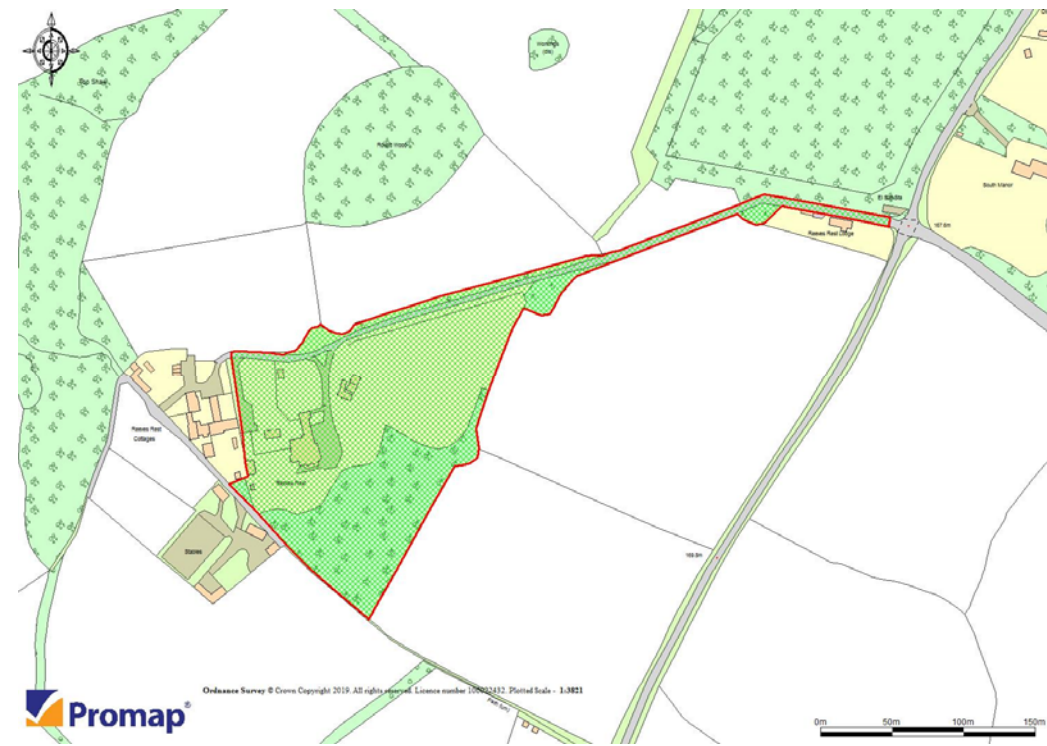
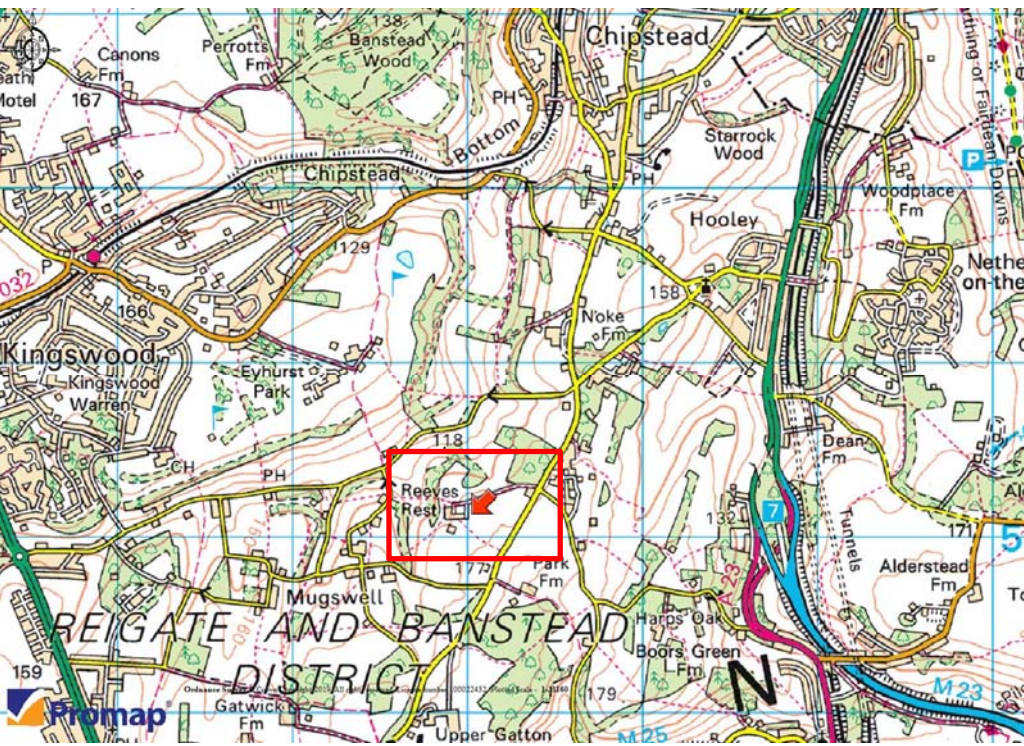
Reigate, Coulsdon and Banstead Village are nearby giving a diverse choice of local shopping and the area has a choice of excellent schooling such as Whitgift, Epsom College, Royal Alexandra and Albert, Reigate and Caterham Grammar.

This part of Surrey also well served for venues for sports, leisure and cultural pursuits such as theatre and/or cinema at Epsom, Reigate and Dorking, many gastro pubs and restaurants, several gyms and sports clubs and championship golf at Kingswood, Walton Heath and Epsom RAC as well as Chipstead's own club. This location is also amidst abundant open countryside for riding, walks and cycling.

Meanwhile, Chipstead retains an unspoilt village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete.

GENERAL FEATURES

- Impressive approach over a 1,500-foot driveway
- Beautiful and secluded formal grounds with specimen trees
- Elegant period architecture, restored and enhanced in recent years
- Grand Reception Hall with magnificent staircase
- Spacious and bespoke fitted Kitchen - Breakfast Room
- Several feature fireplaces and some natural wood floors
- Refurbished, period-style Bathrooms, each with separate showers
- Independent 4-bedroom Annexe for Guests, Family or Rental
- Stylishly decorated interior with period-style feature radiators
- Magnificent views over its grounds and countryside





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