



Charming period cottage in idyllic rural hamlet

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**Fair Lane  
Mugswell  
Chipstead  
CR5 3SS**

Reigate 3 miles  
M25 (J7 or J8) 2 miles  
London by Rail 45 minutes from Kingswood  
or 25 minutes from Coulsdon South

A detached period house of exceptional charm and character, dating from c.1600 and situated in this delightful rural hamlet and yet offering remarkable accessibility. Listed Grade II and recently refurbished, this beautiful 6-bedroom home enjoys views over neighbouring countryside.

**Offers invited in excess of £1 million**

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- Entrance Porch ■ Hall
- Drawing Room ■ Study area ■ Dining Room ■ Family Room
- Kitchen – Breakfast Room
  
- 4 Bedrooms, Ensuite Cloakroom, Bathroom and Shower Room
- 2 Further Bedrooms situated above the garage
  
- Large Garage ■ Gated Driveway with extensive parking
- Some 90' x 70' Garden ■ In all, around 0.25 acre



This charming Grade II listed detached house has been sympathetically restored and refurbished by the current owners in the last few years to provide contemporary family living which blends tastefully with the historic character and features.

The kitchen has been tastefully modernised with an induction hob and electric oven supplementing the handsome enamelled Aga stove. Both the dining room and the drawing room are more traditional in approach, featuring beamed ceilings, parquet floors and wood-burning stoves, of note is the fireplace in the drawing room finished in Reigate stone. Further family accommodation is provided with a contemporary family room or cinema with wood framed bi-folding doors to the garden.

The arrangement of the six bedrooms offers versatility with two bedrooms being separately accessed and equally suitable for use as home offices. The resin-beaded driveway is gated and provides extensive parking in addition to the large garage and the rear garden is mature and secluded.

The property is serviced with efficient oil-fired central heating through a modern Worcester boiler and there is also the advantage of a High-Speed internet connection.



This idyllic setting in the rural hamlet of Mugswell is on the southern edge of Chipstead and offers remarkable accessibility.

Within just a few minutes' drive, the M25 can be accessed at either Junction 8 (Reigate) or Junction 7 (M23 intersection) bringing both Gatwick and Heathrow airports and the coastal ports within easy reach.

There are rail stations nearby at Kingswood, Merstham and Coulsdon South providing services to London Bridge and Victoria – Kingswood Station is within walking distance.

The bustling towns of Reigate and Banstead are a few miles drive away and provide diverse shopping and there is a choice of excellent schools in the area including Chinthurst, The Hawthorns, Kingswood Primary and Reigate Grammar.

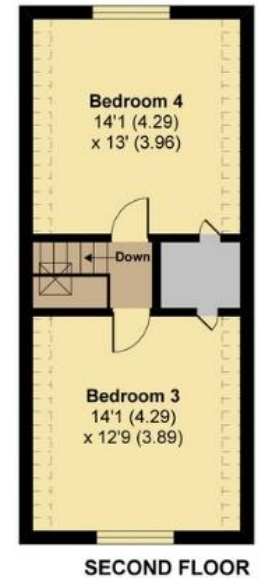
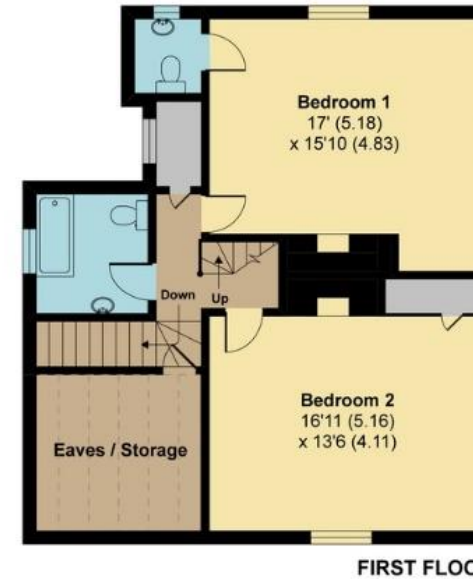
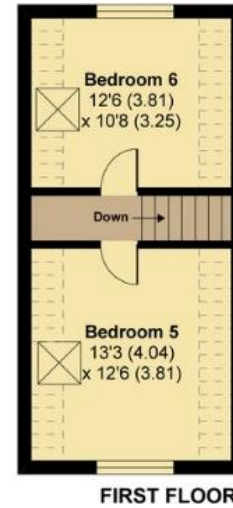
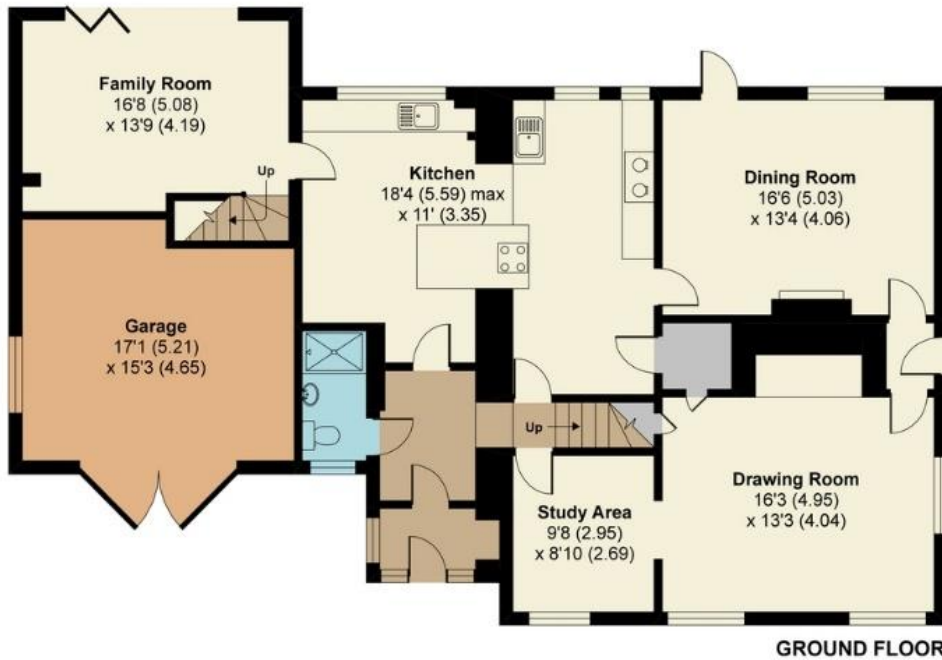
The Well House pub and restaurant is within a short stroll and there are many other pubs, restaurants and venues for sport and leisure in the area, not least the abundant open countryside for walks, cycling and riding. Nearby, Chipstead village retains an unspoilt village charm with its local pubs, golf course and sports clubs and pretty village pond.



## TOTAL FLOOR AREA

2995 SQ FT / 278.2 SQ M

Denotes restricted head height



The many features of this fine home include:



- Bespoke fitted Kitchen with both an Aga and an induction hob
- Characterful beamed Drawing and Dining Rooms with parquet floors
- Family/Cinema room with bi-folding doors to the garden
- Reigate Stone fireplace to Drawing Room with wood-burning stove
- Up to 6 Bedrooms and extensive storage
- Large Garage with further parking for numerous cars on resin-bead drive
- Mature rear garden with rainwater recycling system
- Oil-fired Central Heating with modern Worcester Boiler
- Idyllic rural hamlet setting – remarkable accessibility
- Kingswood Station within walking distance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E		
21-38	F		
1-20	G	1   G	

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