



FINE & COUNTRY
Kingswood

3 Middlefield Close
Chipstead, Surrey CR5 3NX

Property at a glance

- Five Bedroom Detached Family Home
- Four Luxury Bath/Shower Rooms
- Open-Plan Paula Rosa Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Utility Room & Cloakroom
- Fitted Wardrobes To Three Bedrooms
- Large Ground Floor Store Room
- Landscaped Rear Garden
- Intergal Garage & Off Street Parking For Two Cars
- Walking Distance To Chipstead Railway Station & Shops

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 within walking distance 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. There are several sports clubs, a tennis club, bowls and Chipstead Golf Club's 18 hole course. Well-regarded state and independent schools also serve the area. These include the Chipstead Valley school which is Ofsted outstanding, Aberdour and Chinthurst to name just a few.

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. Another focal point of the village is the parade of shops leading to the station with a range of amenities.

O.I.E.O £1,050,000 Freehold

3 Middlefield Close

Originally built by Croudace Homes in 2011, this beautifully presented five bedroom detached family home is situated to the rear of the close and is within walking distance of Chipstead Village and railway station.

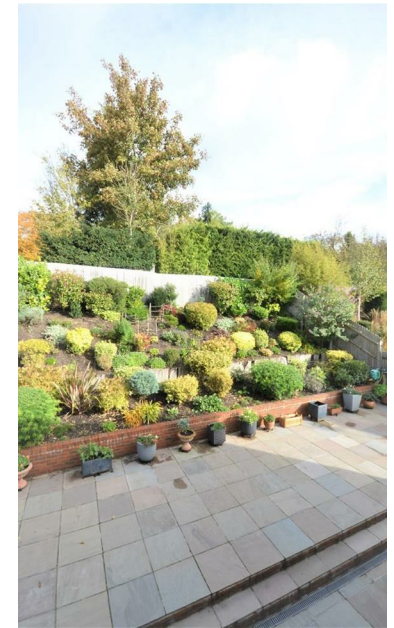
The property presents superbly throughout with spacious accommodation laid out across three floors. To the ground floor is a double bedroom currently used as a reception room with fitted wardrobes and a luxury ensuite shower room; a utility room and access to the integral garage with a separate large storeroom/gym to the rear.

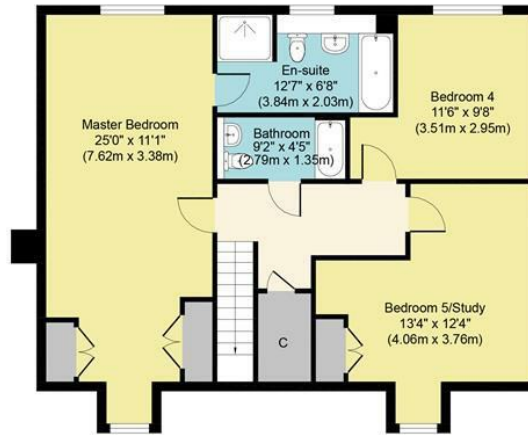
To the first floor is a generous living room with a feature fireplace and double doors opening to the dining room. The dining room is situated to the rear of the property with patio doors leading to the rear garden and interconnecting doors to the kitchen/breakfast room. The fabulous gloss grey Paula Rosa kitchen offers an extensive range of fitted units and appliances as well as additional access to the rear garden. There is also a cloakroom and bedroom three with a modern ensuite shower room.

On the second floor is a fabulous double aspect master bedroom with two sets of fitted wardrobes and a luxury ensuite bathroom/shower room. There are two further double bedrooms, one with fitted wardrobes and one currently used as a study, and a separate family shower room. There are large storage cupboards to the first and second floor as well as a loft space.

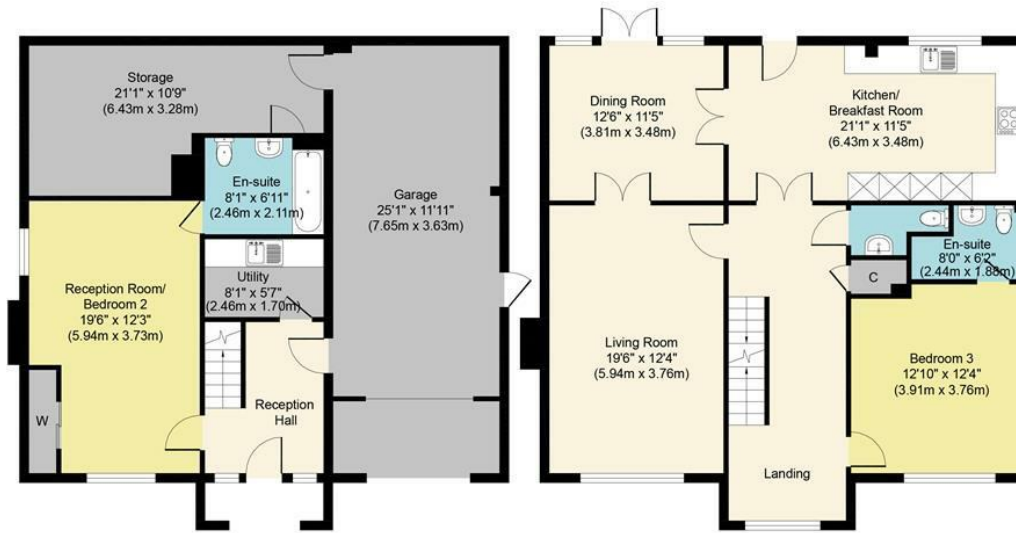
The current owners have landscaped the rear garden beautifully, creating a large patio sun terrace. They have also remodelled the garden bank, adding an array of stunning shrubs and bushes with a variety of shapes and colours. To the front is access to a generous garage as well as off street parking for two cars.

Outside there are acres of beautiful countryside on your doorstep with convenient access to Banstead Woods -perfect for family walks, runners and dog walkers as well as access to the ever popular Ramblers Rest Pub & Restaurant.





Second Floor
Approximate Floor Area
933 sq. ft
(86.75 sq. m)



Ground Floor
Approximate Floor Area
1058 sq. ft
(98.33 sq. m)

First Floor
Approximate Floor Area
1065 sq. ft
(99.02 sq. m)

Approx. Gross Internal Floor Area 3056 sq. ft / 284.10 sq. m (Including 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus)	A		
(81-91)	B	85	86
(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			



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