



Outstanding detached family home in a quiet village location

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Water Mead Chipstead CR5 3NT

Local Shops and Station within a short walk
Banstead Village 2 miles
London 16 miles
London by rail 35 minutes from Chipstead
M23/M25 Intersection 15 minutes

All times and distances are approximate

Set in a commanding position at the end of a peaceful close, this handsome, modern-built four-bedroom detached house offers spacious and well-presented accommodation, ideal for contemporary family living. The property features a generous and secluded rear garden, providing excellent privacy and outdoor space for entertaining or relaxation. Inside, the layout is thoughtfully designed, offering bright and versatile living areas, with four well-proportioned bedrooms and three bathrooms, including en-suites to key rooms. This impressive home combines comfort, space, and a tranquil setting, making it a perfect choice for families seeking a high-quality home in a quiet, sought-after location.

- Hallway
- Downstairs cloakroom
- Sitting room,
- Kitchen-breakfast - Dining room
- Conservatory
- Four bedrooms
- Two en-suites
- Family shower rooms
- Family bathroom
- Garage
- Guest bedroom
- Private garden
- Off street parking

Offers in Excess of £975,000





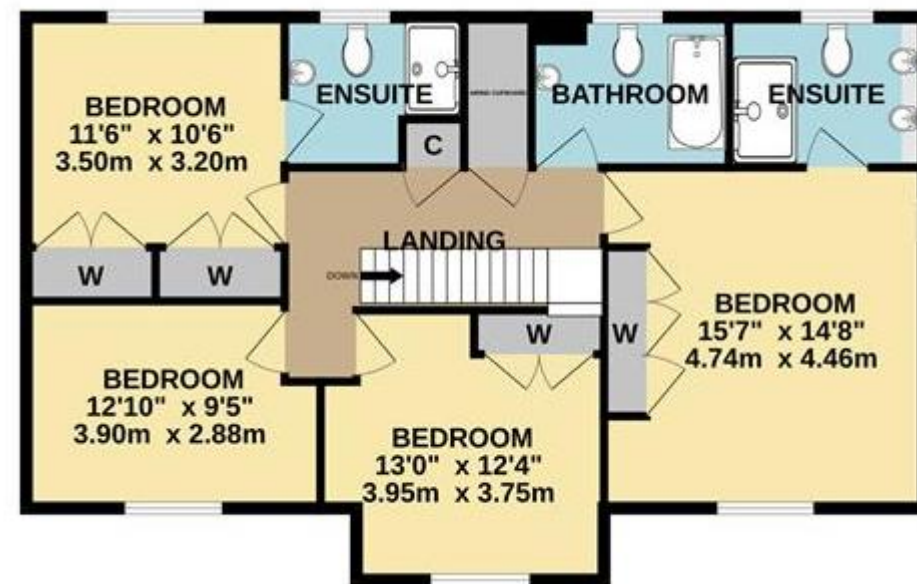
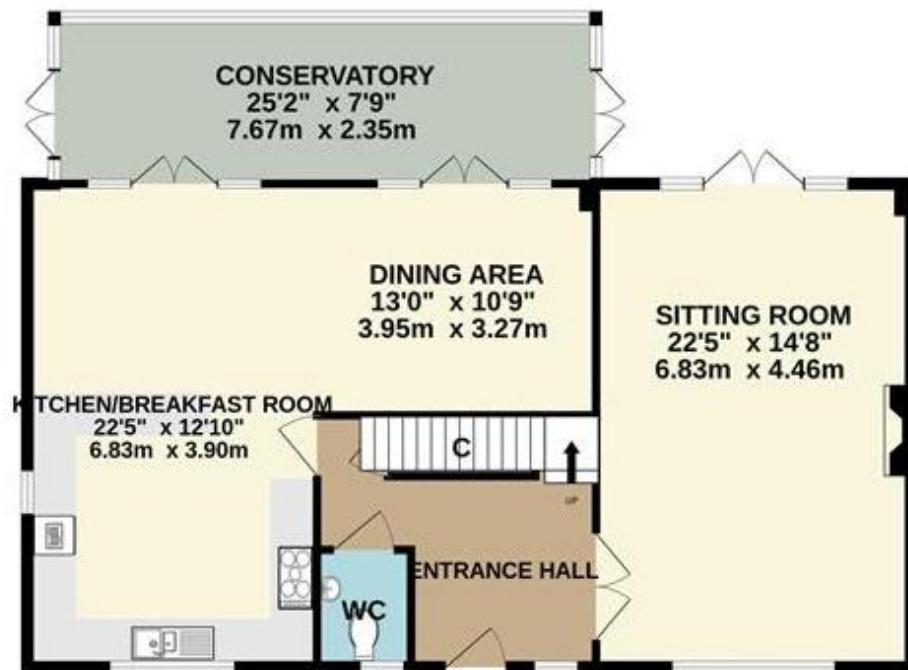
Built in 2003 and maintained to an exceptional standard, this spacious and well-appointed detached home offers flexible living for modern families. The accommodation is thoughtfully laid out, featuring a large open-plan kitchen, dining, and family room that leads seamlessly into a bright conservatory—creating an excellent space for entertaining and day-to-day living. Upstairs, you'll find four generous double bedrooms. The three largest benefit from built-in wardrobes, while the principal and second bedrooms both enjoy en-suite shower rooms, in addition to the well-fitted family bathroom. Externally, the property boasts a beautifully landscaped, south-westerly facing rear garden, ideal for outdoor relaxation. A detached garage offers additional loft storage and annex-style guest accommodation, complemented by ample driveway parking. This immaculately presented home is ideally suited to growing families seeking space, comfort, and flexibility in a sought-after residential location.



This attractive four bedroom detached home is situated in this sought-after development close to local shops and restaurants and Chipstead Station provides commuter links to London Bridge and Victoria in approximately 35 minutes. Banstead Village is approximately 2 miles away with a greater selection of shops including Waitrose Supermarket and Marks and Spencer Simply Food. There are bus services to nearby towns including Epsom, Purley and Coulsdon and the M23/M25 Intersection can be reached in around 15 minutes.

Quiet, cul-de-sac location | Open-plan L-shaped Kitchen-Dining-Family Room | Sitting room with feature fireplace and patio doors to rear | Four double bedrooms, three with built in wardrobes | En-suite shower rooms to second and principal bedrooms | Detached garage with loft storage and annex style accommodation | Wired-in sound system and Cat 5 wiring | Gas-fired central heating | Within moments of Chipstead station and local shops | Attractively landscaped garden with south-westerly aspect





TOTAL FLOOR AREA

2,2372 SQ FT / 220.4 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 FFTP
 All mains services
 To the best of our knowledge on production of this brochure

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