



Accessible location in this highly sought-after village

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## Chipstead CR5

London 16 miles  
Banstead Village 3 miles Reigate 6 miles Coulsdon 2 miles  
London by rail 21 minutes from Coulsdon South (2 miles)  
or 45 minutes from Chipstead (1 mile)  
M25 / M23 intersection 2 miles  
**All times and distances are approximate**

In the heart of this desirable, unspoiled village, this modern detached bungalow offers an ideal opportunity for those seeking to downsize to an easily maintained home and garden.

Available for the first time in over 20 years, the property is being sold with no onward chain.

**Price £795,000**

View by appointment please, arranged exclusively through Richard Saunders and Company  
Telephone 01737 363333

**[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)**



- Entrance Hall ▪ Sitting Room
- Dining Room ▪ Kitchen
- 3 Bedrooms ▪ Ensuite Shower Room ▪ Guest Bathroom
- Large Garage
- Frontage of 75' ▪ Rear Garden of some 55' deep x 75' wide
- Attractive and rare single floor living



Individually designed and built around 1982, this property has a broad frontage to the lane with ample parking space in addition to the large garage and the secluded rear garden is ideal for those seeking ease of maintenance.

The interior is bright with principal rooms overlooking the rear garden, including the good-sized sitting room which has a stone fireplace and sliding doors to the patio. The kitchen has been re-fitted and there is space for a breakfast table.

There are three double bedrooms, each with fitted wardrobes and there is an ensuite shower room to the main bedroom as well as a bathroom for guests. The property also benefits from having a car port, out houses and ample loft space.

Well-improved and maintained over the years, the property still offers scope for updating and is available with no onward chain. **Arrange your viewing through the sole agents, Richard Saunders of Banstead.**



In the heart of this highly sought after village, this property is within a few minutes' walk of the White Hart pub and restaurant, the village pond and the open spaces of Chipstead Meads.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is a 10-15 minute walk and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate.

Chipstead has an unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area.



The many features of this fine home include:

- Individual design, built around 1982
- Bright and spacious sitting room with fireplace
- Modern fitted kitchen with oven and hob
- Principal bedroom with modern ensuite shower room
- Two further double bedrooms and modern bathroom
- Naturally secluded rear garden of some 55' x 75'
- Large garage, space for workshop area
- Further parking to the 75' frontage
- Replacement double-glazed windows
- Well-maintained, scope for further updating
- Accessible, heart of the village location
- Available with no onward chain
- Attractive and rare single floor living

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1543 SQ FT / 143.3 SQ M

**Sitting Room**  
17'5 (5.31)  
x 15'9 (4.80)

**Dining Room**  
15'8 (4.78)  
x 12'11 (3.94)

**Kitchen**  
12'3 (3.73)  
x 10'4 (3.15)

**Bedroom 1**  
14' (4.27)  
x 12'3 (3.73)

**Garage**  
24'4 (7.42)  
x 9'8 (2.95)

Hall

**Bedroom 3**  
12' (3.66) max  
x 11'4 (3.45)

**Bedroom 2**  
14'2 (4.32)  
x 8'1 (2.46) min



Tenure: Freehold  
Local Authority: Reigate and Banstead  
Council Tax Band: G  
FFTC  
All mains services

To the best of our knowledge on production of this brochure

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