



A charming and character period home

The Reading Room, High Road, Chipstead, Surrey CR5 3SD

Freehold



- Three bedrooms • Two reception rooms • Two bathrooms
- Character family home • Flexible accommodation
- Secluded attractive garden • Ample parking and garage
- Semi-rural setting

Description

The Reading Room was built as a gentleman's snooker and leisure retreat around 1903 and more recently converted into a family home. The light and spacious accommodation offers a wealth of character features. On the ground floor the entrance hall is flooded with light from two large glazed windows, there is a WC and a storage cupboard, a sitting room with feature fireplace, dining room, Conservatory and a fitted kitchen/breakfast room. On the first floor are three double bedrooms, a master bedroom with en suite shower room and a family bathroom with bath and separate shower.

The house is approached via a gravel driveway that provides off street parking for several vehicles as well as a garage. At the rear is an easily maintained garden with a terrace for dining and a lawn area with mature tree.

Location

The Reading Room is in the scenic village of Chipstead. Despite this semi-rural position the property is approximately 2.5 miles away from Coulsdon South railway station taking approximately 27 minutes to London Victoria. The train station of Chipstead is about 1.2 miles away.

Nearby road communication include the M25 which is just over two miles from The Reading Room giving access to the wider motorway network. The A217 is also just over two miles distant offering links to Sutton, Kingston and Central London. Whilst for the international traveller Gatwick airport is approximately 14 miles to the south and London Heathrow airport approximately 29 miles to the north west.

Chipstead is surrounded by open countryside providing good riding and walks including Chipstead Meads, Starrock Green, and Vincents Green. The village is a vibrant location with active sports clubs including cricket, rugby, golf, tennis, bowls and football.

The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes, and restaurants including Waitrose, M&S Simply Food, Cote, Bills, No 12 Restaurant and La Barbe. Local popular pubs include the White Heart and The Ramblers Rest.

The area is particularly well served with both state and independent schools for all ages including Aberdour, Bramley, Whitgift, City of London Freemans, Woldingham Girls, Dunottar and Reigate Grammar.





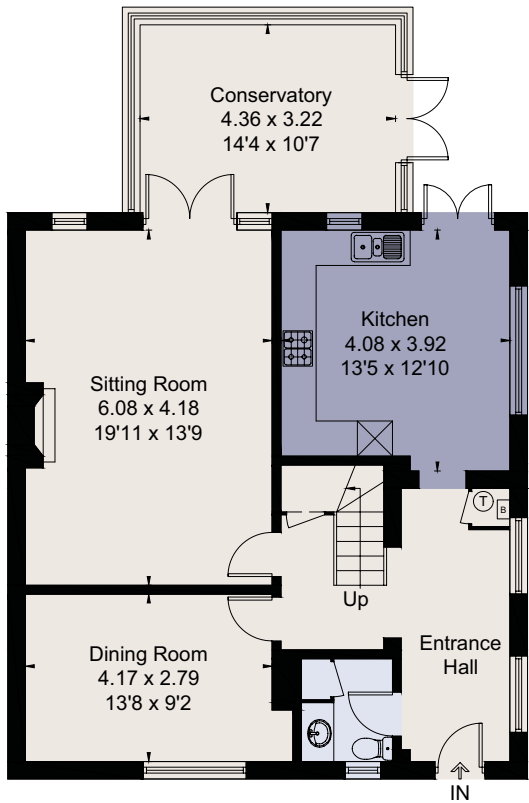
The Reading Room, High Road, Chipstead, Surrey CR5 3SD
Approximate Area 144.6 sq m / 1556 sq ft
(Excluding Void)
Garage 21.1 sq m / 227 sq ft
Total 165.7 sq m / 1783 sq ft
Including Limited Use Area (13.2 sq m / 142 sq ft)



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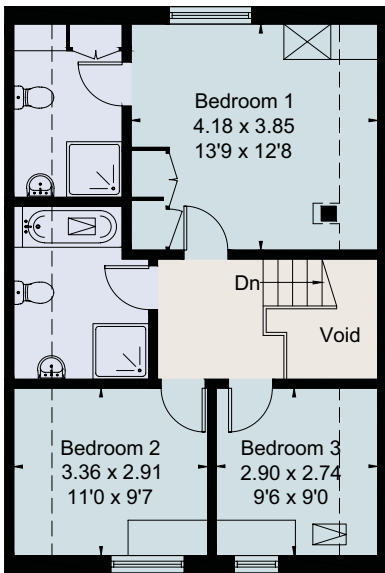
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Ground Floor

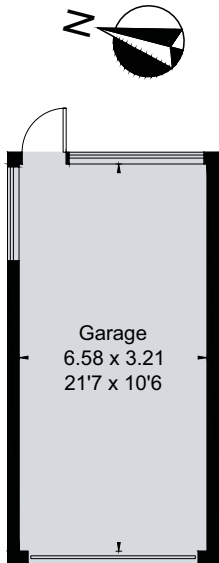
Area = 91.7 sq m / 987 sq ft
(Limited Use Area = 2.8 sq m / 30 sq ft)

□ = Reduced head height below 1.5m

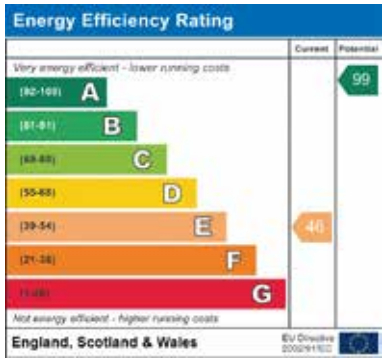


First Floor

Area = 52.9 sq m / 569 sq ft
(Limited Use Area = 10.4 sq m / 112 sq ft)



(Not Shown In Actual
Location / Orientation)



For identification only. Not to scale. © 190612FP

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