



# Beautiful home in a gated development

**1 High Oaks Close, Coulsdon, Surrey CR5 3EZ**

Freehold





Five bedrooms • Four reception rooms • Beautiful crafted modern home • Set in a private gated close • Ideal for commuting • Substantial family accommodation • Garage and driveway offering car parking for several cars

### Description

This handsome modern family home built in 2011 is beautifully presented to a high specification throughout and provides excellent accommodation extending to approximately 3185 square feet including the garage.

The property is arranged over three floors and has been intelligently and stylishly designed to give ultimate flexibility. The charming reception hall sets a lovely tone flooded with natural light, giving access to the sitting room, games/music room and the exquisitely fitted kitchen diner, all with double doors onto the terrace. There is also a study and a useful utility room with direct access to the integral garage and the garden, completing the ground floor.

To the first floor the master bedroom has a large dressing room and en suite bathroom, and the main guest room also benefits from an en suite shower room and walk-in wardrobe. There are two further bedrooms to this floor and a family bathroom. The fifth bedroom is on the second floor with an en suite shower room.

To the outside the house is approached by a large driveway with ample parking. The rear garden is beautifully landscaped with mature planting and benefits from two decked areas and a terrace, ideal for entertaining.

### Location

This family home is situated in Coulsdon which is just a short distance to the railway stations, providing routes to London and the south coast. Nearby Chipstead is surrounded by open countryside providing good riding and walks within half a mile, including Chipstead Meads, Starrock Green and Vincents Green. The village of Chipstead is a beautiful location surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







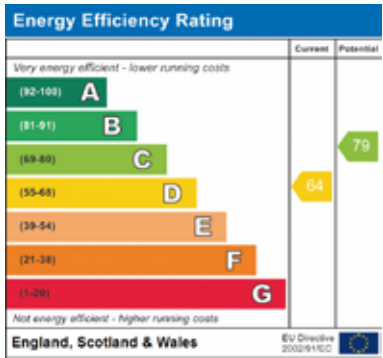
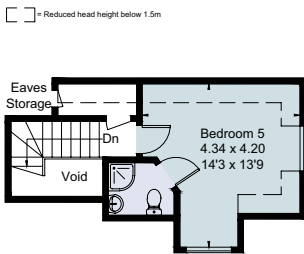
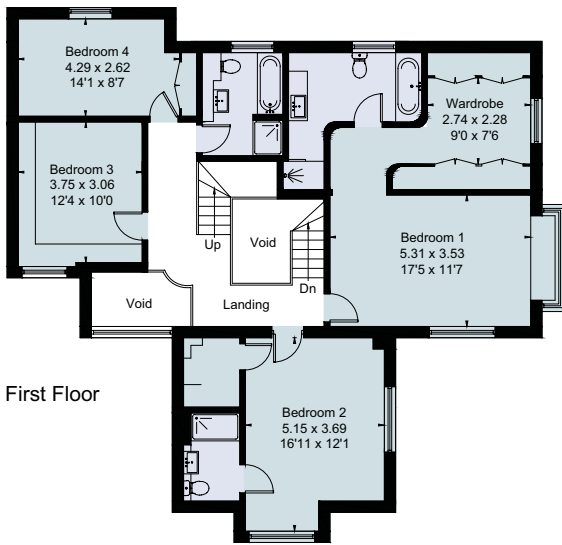
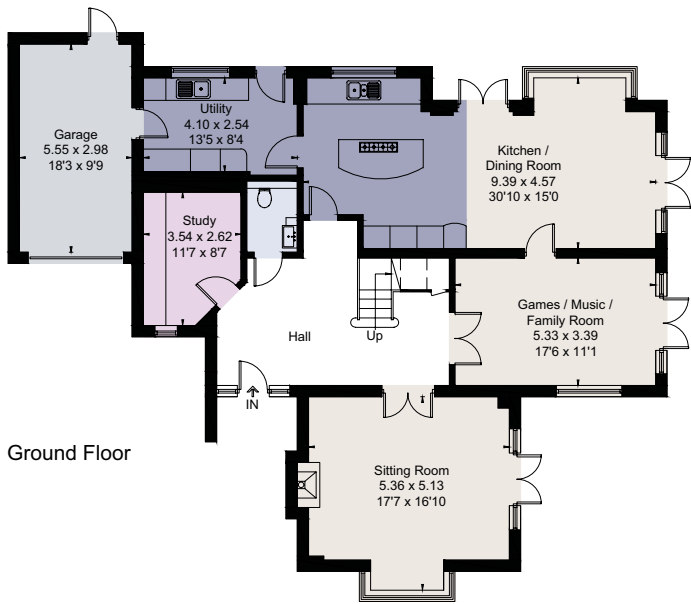
**1 High Oaks Close, Coulsdon, Surrey CR5 3EZ**  
**Approximate Area** 279.2 sq m / 3005 sq ft (Excluding Voids)  
**Garage** 16.7 sq m / 180 sq ft  
**Total** 295.9 sq m / 3185 sq ft  
**Including Limited Use Area** (9.2 sq m / 99 sq ft)



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