



Beautifully refurbished Family Home near the station

Lackford Road, Chipstead, Coulsdon CR5 3TB



Beautifully refurbished throughout • In and out driveway with Ample off-street parking • Close to Chipstead station and the local shops • Close to the beautiful Banstead woods and Downs

Local information

The House is located in a very popular residential road just under approximately 0.2 miles from Chipstead station and the parade of local shops and amenities. Close by are the beautiful Chipstead Downs and Banstead Woods offering many acres of beautiful countryside for walking and riding. At the foot of the Downs is the popular Ramblers Rest pub.

Picturesque Chipstead village lies within the Surrey Hills Area of Outstanding Natural Beauty and is surprisingly close to the southern boundary of Greater London. It is, however, far from suburban and comprising largely open countryside, the area is much sought after for its combination of great convenience and rural tranquillity.

Although somewhat spread out, Chipstead offers most of the classic features expected of a country village, with a beautiful Norman church, a pretty village pond, a community hall, a village green, a pub/restaurant and amateur theatre.

Apart from local convenience shopping available at Banstead, Tadworth and Coulsdon a wider range of shopping, leisure and cultural activities may be found at Epsom, Reigate and of course London itself which is within easy reach.

The area benefits from good communications with easy access to the main A217 and A23 routes as well as the M25 junction at

Reigate for the airports and the national motorway network. Dacre Close has a choice of three local train stations providing frequent services to London Victoria and London Bridge, with the fastest being from Coulsdon South about a five minute drive away with a journey time of about 21 minutes to London Bridge. Alternatively Chipstead station is about a 10 minute walk.

There is a good selection of state and private schools within reach including the Ofsted rated outstanding Chipstead Valley Primary, Chinthurst Preparatory School, Reigate Grammar School, Epsom College, St Bede's Secondary School and The Royal Alexandra and Albert School to name just a few.

Sporting and recreational facilities are extensive with golf at Walton Heath, Kingswood and The RAC Country Club. Tennis at Chipstead and Kingswood Tennis Clubs. Racing at Sandown and Epsom (home of the Derby). Polo at Epsom Polo Club and exceptional access to walking, cycling and hacking across the North Downs.

About this property

This is a stunning example of a classic 1920's family residence. The house has been beautifully extended and upgraded, retaining many original character features, offering the very best quality modern fittings and finishes. The result is a beautiful blend of old and new which combine to create a highly practical family home. The





accommodation is arranged over two floors, as detailed in the following floor plan and extends to around 2058 sq ft.

The principal reception room is focused around the wood burning stove and optimizes space and light with a lovely aspect out on to the West facing terrace and garden beyond. The family room benefits from doors onto the terrace. The very useful ground floor study has a lovely character ceiling detail. The kitchen/breakfast room is formed by a seamless rear extension, the exquisite bespoke Higham kitchen has carrara style quartz worktops and a range of high quality integral appliances. The utility room flows from the kitchen and entrance hall allowing practical family living. There is also a cloakroom is on the ground floor.

The first floor comprises four bedrooms, the master bedroom benefits from a stunning en-suite shower room with Neptune cabinetry, there is also a beautifully fitted family bathroom completing the first floor.

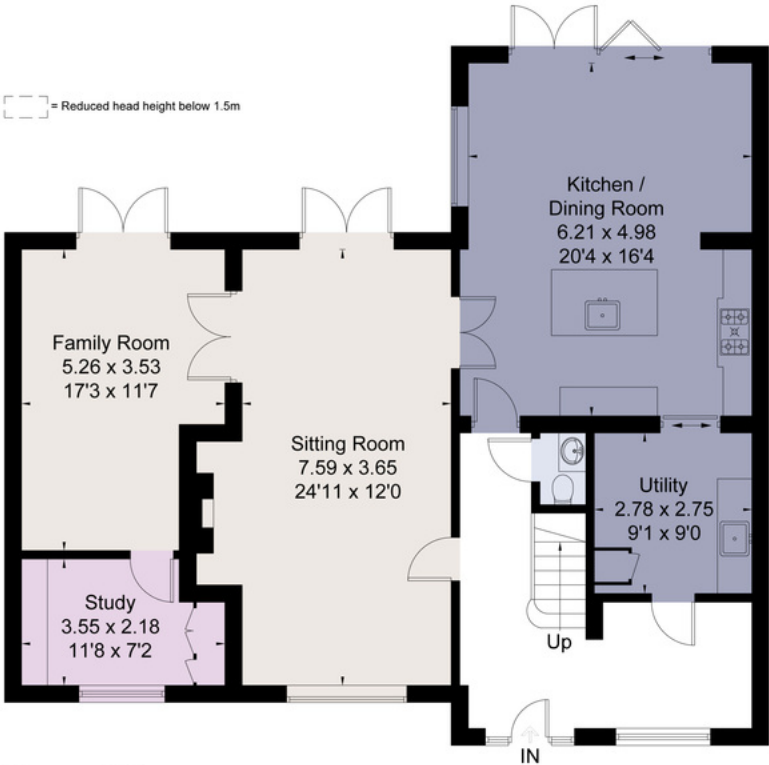
Externally there is a generous in and out driveway at the front providing ample parking. The rear garden has a westerly aspect, it has a lovely terrace for entertaining, lawns large enough for children to play, and well established borders and feature planting.

Viewing

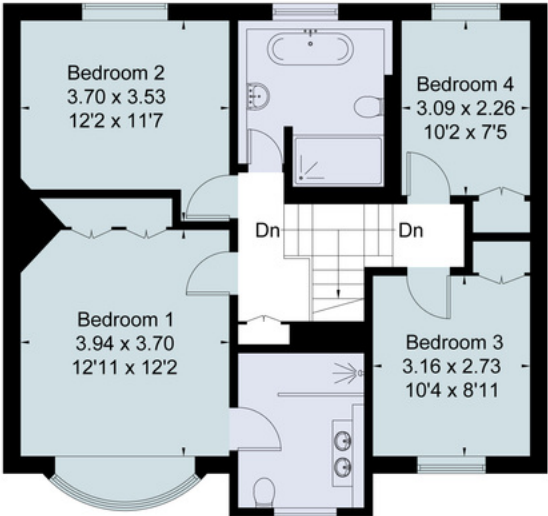
Strictly by appointment with Savills



Approximate Area = 191.2 sq m / 2058 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)
For identification only. Not to scale.
© Fourwalls Group

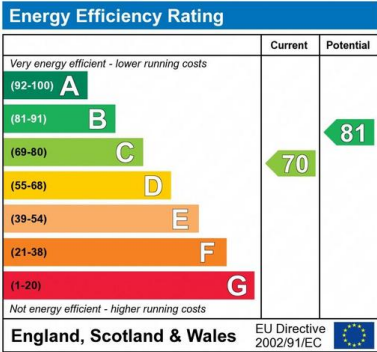


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 251290



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02023060 Job ID: 141644 User initials: fjp

