

REEVES REST

CHIPSTEAD, SURREY







REEVES REST

HIGH ROAD, CHIPSTEAD, CR5 3SH

Impressive Regency Country house of magnificent proportions surrounded by rolling countryside, yet still highly accessible to London

Chipstead Village 2.9 miles; Coulsdon & Coulsdon South Station 3.4 miles (London bridge from 25 minutes); Banstead 4.1 miles; Reigate 3.9 miles; Epsom 7.7 miles; Gatwick 12.7 miles; Central London 18.7 miles

Entrance hall • Reception hall • Drawing room • Sitting room • Games room • Kitchen/breakfast room
Dining room • Bar • Utility room • 2 WC's • Cellar

Master bedroom with en suite bath and shower room • Guest bedroom suite • 7 further bedrooms on the first floor
2 bathrooms • Separate WC
2 further bedrooms • Bathroom and store on second floor

4, Reeves Rest: Kitchen • Sitting room • Dining room • WC • 4 bedrooms • 2 bathrooms

Outbuildings: 4 double garages • Garden store • Pool house with sauna • Shower • WC • Bar and plant room
Heated outdoor pool • Tennis court • Formal gardens • Long sweeping driveway with deer park fencing

Amounting in all to about 7.6 acres (3.07 ha)



SAVILLS COUNTRY DEPARTMENT

33 Margaret Street
London
W1G 0JD
020 7409 8869

Lottie Geaves

lgeaves@savills.com

Your attention is drawn to the Important Notice on the last page of the text

SAVILLS REIGATE

Hartland House
45 Church Street
Reigate, RH2 0AD
01737 230 202

Steven Stokes

sstokes@savills.com



DESCRIPTION

Reeves Rest is a rare find, a magnificent mostly Regency country house with a rural outlook, all within 20 miles of central London. It is believed that Reeves Rest was originally built in around 1810, however the original building was later added to with a Victorian extension and then subsequently an Edwardian wing. Country Life advertised Reeves Rest in October 1947 as an 'Important Small Agricultural and Residential Estate' being sold by auction with 117 acres. Despite being un-listed, the property has a rich history being once part of Lord Hylton's estate and housed Canadian soldiers during the war. It is understood that during this time many of the original features were sadly ruined, including the stair bannisters which were burned. In more recent history, the main house was split into three individual dwellings and the cottages and lodge sold off separately. The main house is once again owned as a whole with the annexe left arranged as a separate dwelling which is currently let out by the current owners.





Reeves Rest has an impressive sense of arrival, accessed along the sweeping driveway flanked with open fields and beautiful trees, arriving at a large gravelled turning area to the front of the house. The reception space is light with tall ceilings throughout and flows extremely well around the central main staircase, being ideal for family life and entertaining on a grand scale. The house has a wonderful reception hall with a large open fireplace and atmospheric central staircase. From here lie the principal reception rooms, including the elegant drawing room which is over 27ft long in one direction and through to the games room and sitting room, both on the south east side of the house and both of which have the benefit of an open fireplace and double doors opening directly out onto the lawned gardens. The well-appointed south west facing kitchen and breakfast room has been recently refurbished and is well positioned with French windows opening onto the formal gardens and swimming pool area. There is also a comfortable dining room with a bar, utility room and separate WC on the ground floor.













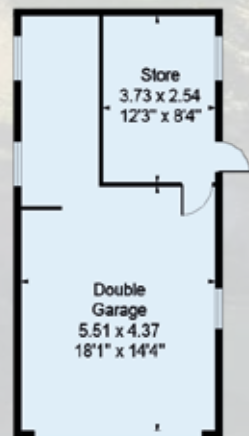


The first and second floor accommodation is no less grand and still has the impressive ceiling heights and large sash windows. There are a total of 11 bedrooms serviced by 4 bathrooms and a separate WC, set over the 2 floors of the main house. This configuration could easily be re modelled to create larger suites with dressing rooms and even an upstairs study. The master bedroom is of particular note with a fantastic bay window enjoying views out over the gardens to the countryside beyond.

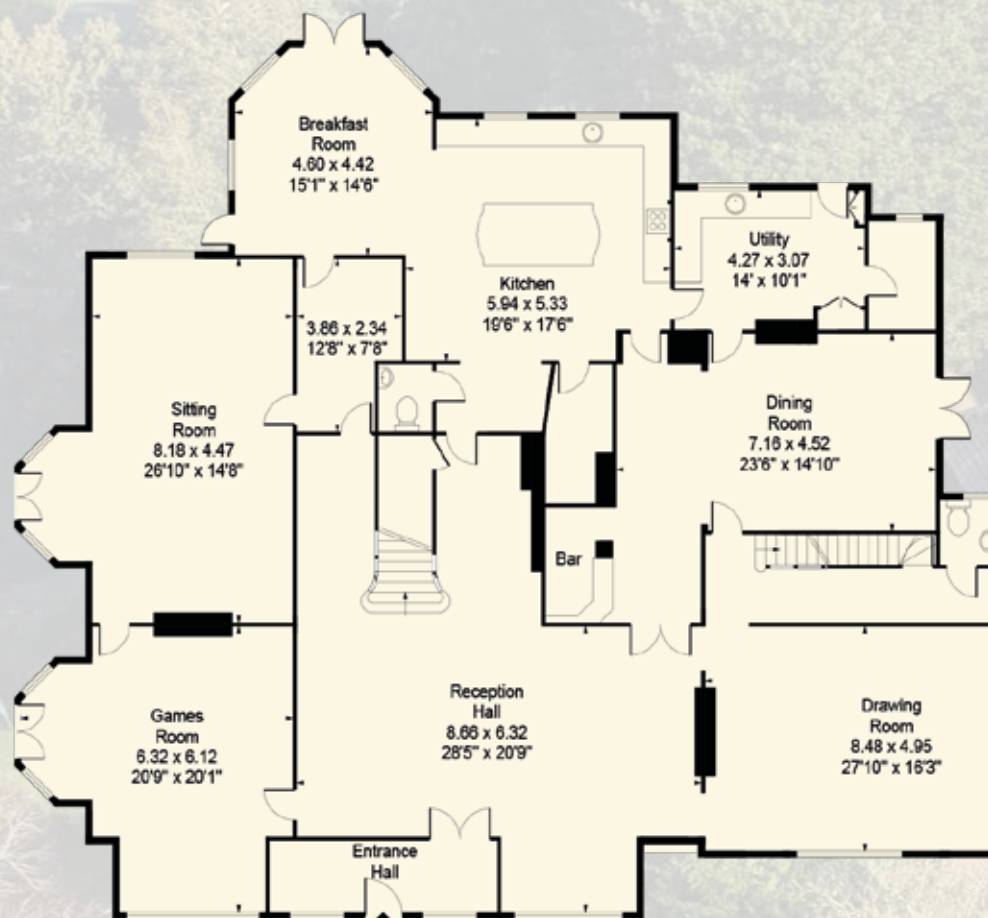
Although attached to the main house, there is a separate annexe, 4, Reeves Rest, of circa 1,562 sqft with its own private front door, garden and parking area which the current owners let out to a tenant. This is charming in its own right and has 2 reception rooms, kitchen, 4 bedrooms and 2 bathrooms. This would also make excellent secondary accommodation for guests, staff or anyone with a multi-generational home requirement.



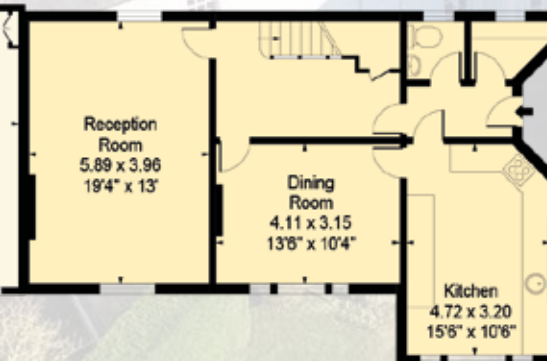
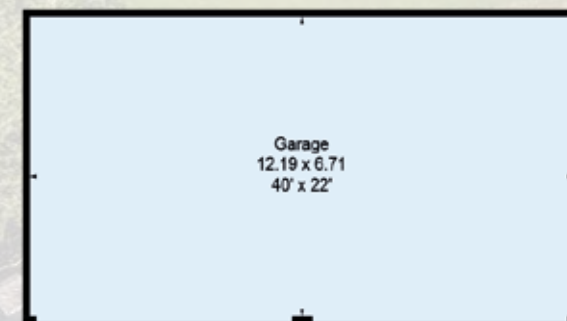




BASEMENT



MAIN HOUSE: GROUND FLOOR



4, REEVES REST:
GROUND FLOOR

REEVES REST

Approximate Gross Internal Area:

Total = 1075 sq.m (11571 sq.ft)

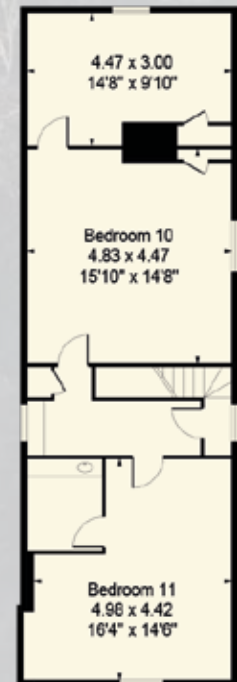
Main House = 855 sq.m (9198 sq.ft)
including Annexe

Outbuildings = 220 sq.m (2373 sq.ft)



MAIN HOUSE: FIRST FLOOR

4, REEVES REST:
FIRST FLOOR



SECOND FLOOR





GARDENS AND GROUNDS

The formal lawned gardens which surround the house lie mainly to the south and south west. The gardens have far reaching views out over the surrounding countryside and are edged with many wonderful specimen trees. The outdoor heated pool and pool house are situated in a very sheltered spot off the kitchen with a paved terrace and BBQ area. To the front of the house is the tennis court. There are 3 separate double garages and ample extra parking space in the gravelled forecourt.

The grounds amount to approximately 7.6 acres in total.



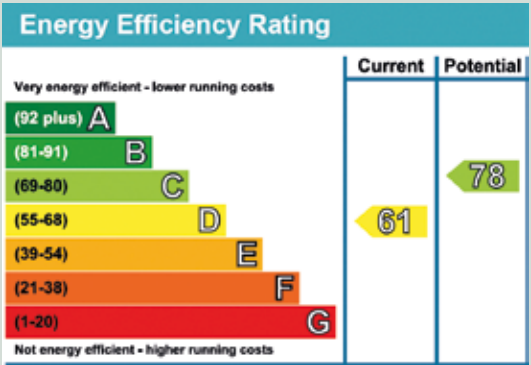
LOCAL INFORMATION

Reeves Rest occupies an exceptional setting surrounded by open rolling countryside and approached via a long sweeping driveway, set well back from the lane. Picturesque Chipstead village lies within a couple of miles of 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. Reeves Rest has a choice of 3 local train stations providing frequent services to London Victoria and London Bridge, the closest being from Coulsdon South, with a journey time of 25 minutes.

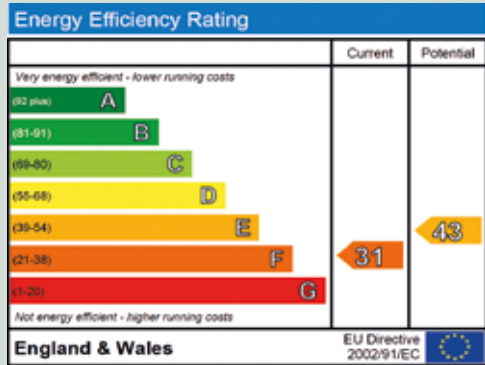
There is a good selection of state and private schools within reach including Aberdour Preparatory School, Epsom College, St John's School, Kingswood House Preparatory School, Kingswood Primary, St Bede's School, Royal Alexandra and Albert School, Reigate and Caterham Grammar. Sporting and recreational 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.



REEVES REST



4, REEVES REST





DIRECTIONS (CR5 3SH)

Take the A3 out of London and continue past Wimbledon, New Malden and come off at the Tolworth Rise Junction and take the first left onto the A240/Kingston Road whilst following signs for Epsom/Reigate/Sutton. Follow the A240/Kingston Road which will continue onto the A24/Ewell By-Pass. Whilst still following signs to Epsom/Reigate/Sutton, at the roundabout take the 1st junction onto Reigate Road/A240, continuing along until you come to a T junction, take the right signposted for M25, Reigate/Gatwick/Kingswood onto Brighton Road/A217, continuing across the Tadworth roundabout, and taking the 1st exit at the next roundabout onto Chipstead Lane, following the road down, passing Millfield Lane on your right and looking out for the 3rd right onto Monkswell Lane. Once on Monkswell Lane, follow down and it will continue onto Rectory Road, which you will follow whilst passing Pigeonhouse Lane and Southern Lane, both to your left, eventually come to a T junction, which will be the High Road. Turn left onto the High Road and around 400 yards down the road the entrance to Reeves Rest is on the left. Alternatively, if travelling on the M25, exit at Junction 8, following the signs to Brighton Road/ A217. At the roundabout, take the 3rd exit onto Babylon Lane. At the T Junction turn left onto High Road, pass Fair Lane and Rectory Road to your left, arriving at the entrance on your left hand side.

SERVICES

The property is on mains water, electricity and gas supplies. Private drainage. Mains gas central heating system.

LOCAL AUTHORITY

Reigate and Banstead

RIGHTS OF WAY

There is a public footpath running along the driveway.

There is a right of access for the neighbouring property along the driveway.

FIXTURES & FITTINGS

Certain fixtures & fittings such as curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

VIEWING

Strictly by appointment with Savills.

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. GC 13/3/19 Kingfisher Print and Design Ltd. 01803 867087.



savills