



CHIPSTEAD WAY, BANSTEAD, SURREY, SM7

£950,000

FREEHOLD

Winkworth





CHIPSTEAD WAY

BANSTEAD, SURREY, SM7

**THIS WELL-PRESENTED FOUR BEDROOM
DETACHED HOUSE OCCUPIES A LARGE PLOT OF
OVER A THIRD OF AN ACRE, BACKING ONTO
OPEN GREENBELT COUNTRYSIDE.**

This house and plot offers excellent scope for significant extension, subject to the usual planning consents. The property is conveniently located within a 10-minute walk of Chipstead Station, which provides direct services to London Bridge in 44 minutes. Services to London Victoria, and Gatwick are available from Coulsdon South station, which is within a 10-minute drive. Well-regarded schools including Chipstead Valley Primary, local shops including a new Tesco Express, excellent country pubs including The Ramblers Rest and The Woodman, and other amenities are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



CHIPSTEAD WAY BANSTEAD, SURREY, SM7

Situated in this popular tree lined road, this well-proportioned family sized home offers bright and spacious accommodation, with a neutral decor and oak flooring throughout.

The ground floor comprises; a welcoming entrance hall, a front reception room with a large bay window and limestone fireplace, a second sitting or dining room, a modern fitted kitchen with some integrated appliances and ample space for a table and chairs, a superb conservatory which affords a lovely view of the rear garden, and a useful downstairs cloakroom.

A turning staircase leads up to the first floor, with the principal bedroom benefiting a view across the garden and an en suite shower room. The three remaining bedrooms are all doubles, and are served by a well-appointed family bathroom with a bath and shower over.

To the side of the house, there is a large 2-room detached brick outbuilding, with electricity and double-glazing, providing a double garage with an inspection pit and a workshop, which could be put to a variety of other uses, such as a home office or a gym, or incorporated into the main dwelling to provide extra living accommodation.

The west facing wildlife garden, which is a special feature of this property, contains a number of seating areas, including a gazebo and a treehouse, and benefits from a productive orchard, a greenhouse, composting, and rainwater harvesting, and a number of wildlife-friendly features, including ponds, wildflower meadows and areas of woodland. The garden benefits from direct access to Greenbelt countryside, where there are miles of glorious walks to be enjoyed in all seasons.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Front Reception Room - 21'6" x 11'11" (6.56m x 3.64m)
- Kitchen - 11'7" x 11'4" (3.52m x 3.46m)
- Sitting Room - 11'8" x 10'6" (3.56m x 3.21m)
- Conservatory - 14'5" x 12'5" (4.39m x 3.79m)
- Downstairs WC
- Bedroom 1 - 12'4" x 11'7" (3.76m x 3.53m)
- Ensuite Shower
- Bedroom 2 - 12'10" x 11'11" (3.91m x 3.63m)
- Bedroom 3 - 10'10" x 8'6" (3.30m x 2.60m)
- Bedroom 4 - 9'0" x 8'11" (2.75m x 2.72m)
- Family Bathroom
- Private Driveway
- Double Garage - 18'2" x 15'9" (5.54m x 4.80m)
- Workshop - 15'11" x 8'11" (4.84m x 2.73m)
- Garden - 257' (78.3m) approx
- Council Tax Band - F



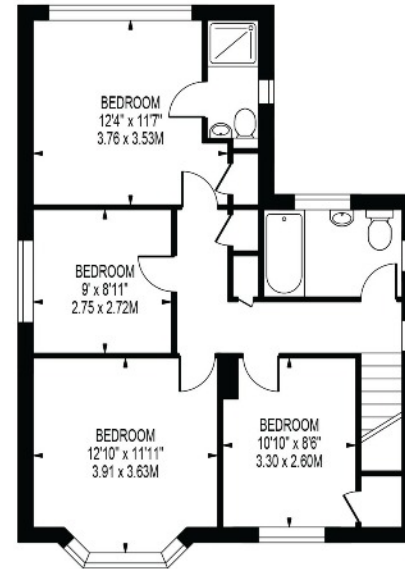
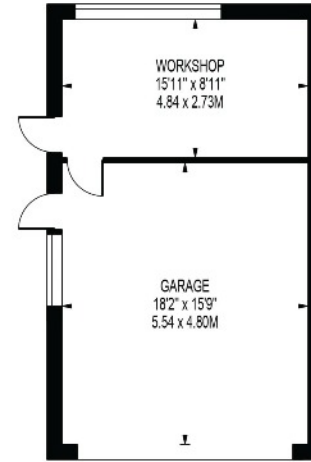
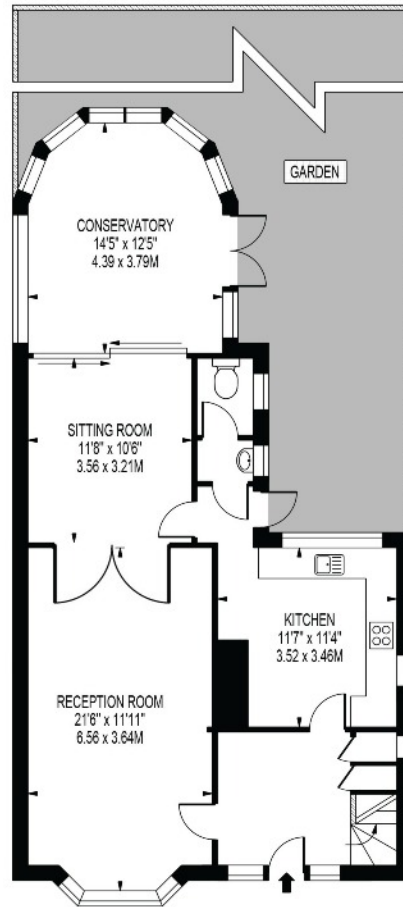


CHIPSTEAD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1504 SQ FT - 139.74 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 429 SQ FT - 39.84 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Winkworth

See things differently.