



**LONGSHAW**, HAZELWOOD LANE, CHIPSTEAD, SURREY, CR5

**£425,000**

LEASEHOLD

**Winkworth**









## LONGSHAW

CHIPSTEAD, SURREY, CR5

**A TWO BEDROOM TOP FLOOR APARTMENT  
WITHIN A HISTORIC COUNTRY HOUSE. THE  
PROPERTY IS SITUATED IN A CONSERVATION  
AREA, AND STANDS AMIDST BEAUTIFULLY  
MAINTAINED GARDENS OF THREE ACRES,  
ADJOINING OPEN FIELDS.**

This delightful apartment is located in the heart of Chipstead, close to Elmore pond, The Meads, and open countryside via numerous public footpaths. Local shops can be found on the parade by Chipstead train station, with a more comprehensive range of shopping and leisure facilities being found in Banstead village or Coulsdon. The A23 is readily accessible providing an easy route to the Hooley interchange, the M25 and Gatwick. Coulsdon South and Chipstead Stations offer frequent services into both London Bridge and London Victoria in around 20-30 minutes.



## LONGSHAW

CHIPSTEAD, SURREY, CR5

Longshaw was originally built in 1888, in grounds of about 30 acres of land running from Hazelwood Lane down to Outwood Lane, including Dene Farm.

In 1978 the Chipstead Village Preservation Society acquired Longshaw on an ambitious self financing plan. The house was converted into eight apartments. At the same time the stable block was sold to the Chipstead Players who subsequently converted it into the neighbouring Courtyard Theatre.

Refurbished in recent years, the accommodation comprises; communal entrance hallway, impressive staircase to the upper floors, own entrance, living/dining room with fabulous views across the grounds and rolling fields beyond, a modern kitchen/breakfast room, study, principal bedroom with fitted wardrobes, a second bedroom with built in wardrobe and a well-appointed modern shower room. Further benefits include a garage en-bloc, ample parking, and a basement area providing further lockable communal storage space. The communal grounds of approximately 3 acres are beautifully maintained.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Communal Entrance Hall
- Telephone Entry System
- Hallway
- Living/Dining Room - 22'10" x 13'2" (6.96m x 4.01m)
- Kitchen/Breakfast Room - 12'10" x 11'9" (3.91m x 3.59m)
- Study
- Bedroom 1 - 17'11" x 11'2" (5.46m x 3.40m)
- Bedroom 2 - 11'5" x 6'9" (3.48m x 2.06m)
- Shower Room
- Garage - 16'7" x 8'1" (5.06m x 2.46m)
- Communal Storage Areas
- Communal Gardens - Approximately 3 Acres





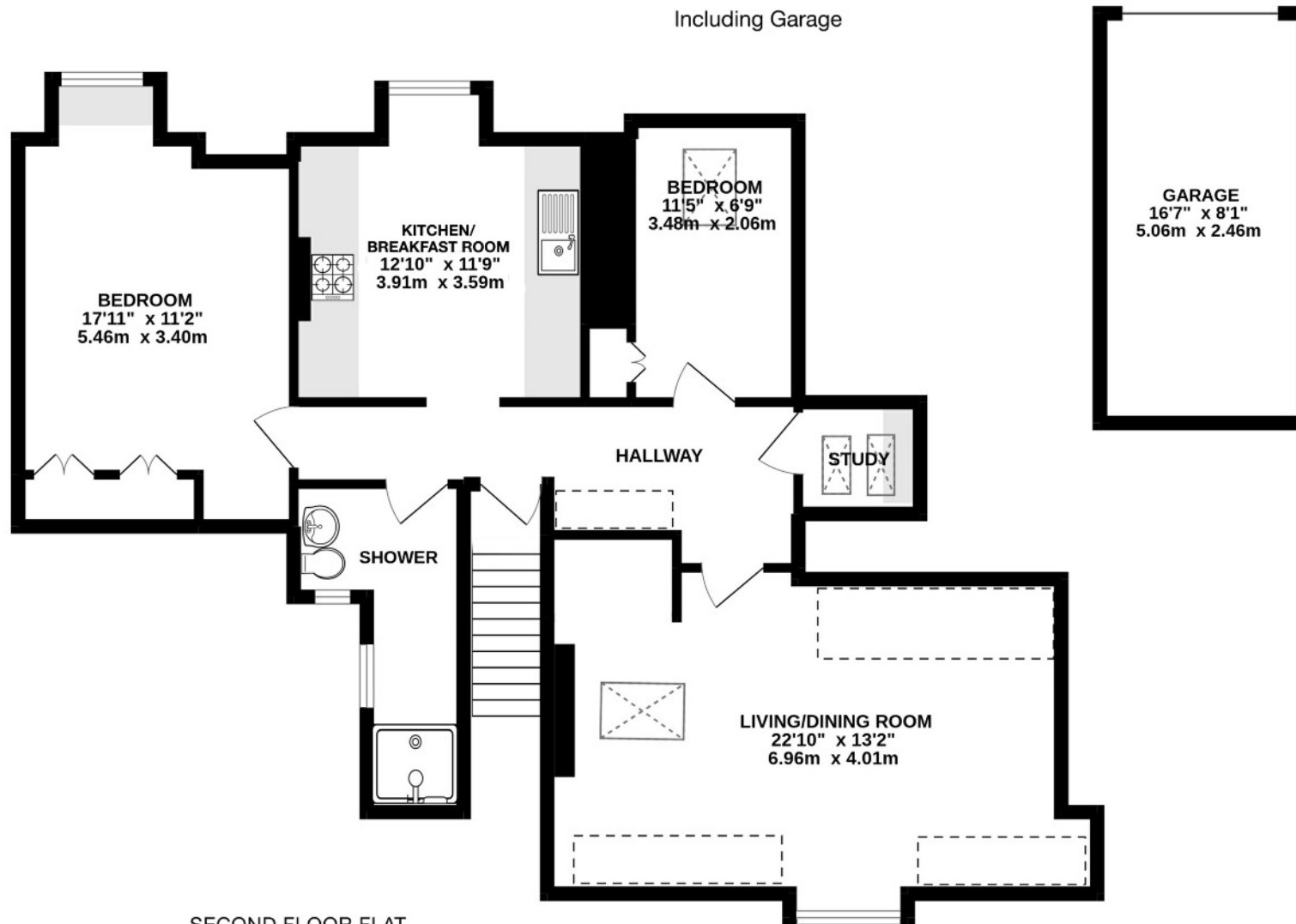




# Hazelwood Lane, Banstead

INTERNAL FLOOR AREA (APPROX.) 1000 sq ft/ 92.9 sq m

Including Garage



SECOND FLOOR FLAT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	75
EU Directive 2002/91/EC			



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## Banstead office

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