



WATER MEAD, CHIPSTEAD, SURREY, CR5

£860,000

FREEHOLD

Winkworth





WATER MEAD

CHIPSTEAD, SURREY, CR5

SET IN A POPULAR CUL-DE-SAC LOCATION,
THIS DECEPTIVELY LARGE SEVEN BEDROOM,
FOUR BATHROOM PROPERTY OFFERS
EVERYTHING YOU WOULD LOOK FOR, WITH
A KITCHEN/BREAKFAST ROOM, DOUBLE
ASPECT SITTING ROOM, STUDY, DRIVEWAY,
AND A DOUBLE GARAGE.

Offered to the market for the first time since new in 2002, this bright and spacious property is ideally located in a residential development, just a short walk from the facilities at Chipstead Parade and the Mainline station that provides a commuter service to London Victoria and London Bridge. 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.



WATER MEAD

CHIPSTEAD, SURREY, CR5

This bright and spacious detached house offers flexible accommodation of just under 3000 sq/ft, arranged over three floors.

The welcoming hallway leads to the double aspect sitting room with its feature fireplace, with french doors opening into the garden. The large open plan kitchen/breakfast room is essentially the hub of the house, and is perfect for modern family life. The kitchen has a range of integrated appliances, ample unit and worktop space, complimented by the adjacent utility room. The adjoining conservatory affords a lovely view of the garden. A study at the front of the house completes the ground floor.

The first and second floors offer up to seven bedrooms and four bathrooms. The two largest bedrooms both have ensuite bath or shower rooms and built in wardrobes. Two of the bedrooms are currently used as a second home office, and a second TV room.

Outside, the front garden is lawned, and a block paved driveway that allows parking for several cars, and provides access to the double garage. The attractive and private rear garden has a patio and a shaped lawn with a selection of shrub borders.

All in all a superb family home that must be viewed at your earliest convenience.

Council Tax Band - H

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Porch
- Hallway
- Kitchen/Breakfast Room - 22'1" x 12'0" (6.72m x 3.66m)
- Sitting Room - 13'6" x 22'8" (4.11m x 6.91m)
- Conservatory - 12'0" x 12'0" (3.66m x 3.66m)
- Study - 13'7" x 9'5" (4.14m x 2.87m)
- Utility Room - 13'7" x 9'5" (4.14m x 2.87m)
- Bedroom 1 - 17'7" x 12'2" (5.36m x 3.71m)
- Ensuite Shower Room
- Bedroom 2 - 14'0" x 13'6" (4.27m x 4.12m)
- Ensuite Bathroom
- Bedroom 3 - 12'8" x 12'3" (3.86m x 3.74m)
- Bedroom 4 - 12'8" x 8'6" (3.86m x 2.59m)
- Family Shower Room
- Bedroom 5 - 12'8" x 8'6" (3.86m x 2.59m)
- Bedroom 6 - 12'8" x 8'6" (3.86m x 2.59m)
- Bedroom 7 - 12'8" x 8'6" (3.86m x 2.59m)
- Shower Room
- 1st Floor Balcony
- Double Garage - 18'0" x 17'0" (5.48m x 5.18m)
- Rear Garden - 50' (15.24m) approximately





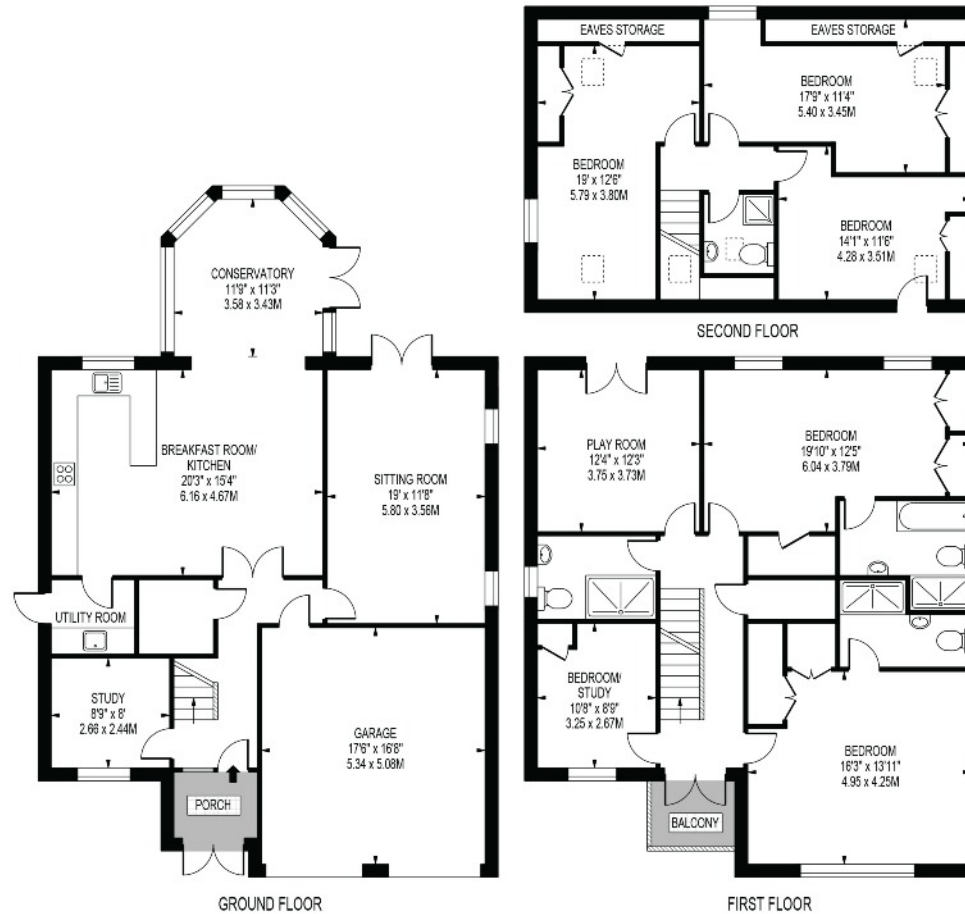
WATER MEAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **2995 SQ FT - 278.24 SQ M**

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **56 SQ FT - 5.16 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **292 SQ FT - 27.13 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Winkworth

See things differently.