



RICKMAN HILL ROAD, CHIPSTEAD, SURREY, CR5

£1,175,000

FREEHOLD

Winkworth





RICKMAN HILL ROAD

CHIPSTEAD, SURREY, CR5

THIS FABULOUS FOUR BEDROOM DETACHED HOUSE IS IMMACULATELY PRESENTED THROUGHOUT, AND FINISHED TO A HIGH SPECIFICATION.

The property is located in a premier gated private road in the heart of Chipstead, within easy reach of 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. Chipstead Tennis Club and both Chipstead and Kingswood Golf Clubs are close by. The A23 is readily accessible providing an easy route to the Hooley interchange, the M25 and Gatwick. Coulsdon South and Chipstead stations offer a frequent service into both London Bridge and London Victoria in around 30 minutes.



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Once inside the contemporary finish and owners attention to detail is very apparent.

Internally the ground floor accommodation comprises; a welcoming hallway, large double aspect sitting room with attractive feature fireplace and wood burner, french doors leading into the conservatory to the rear which has a lovely view of the garden, a high specification modern fitted kitchen/dining room with central island and a range of integrated appliances, an adjacent utility room, separate family room, and downstairs WC. In addition, there is a downstairs guest bedroom and newly installed shower room with underfloor heating.

Upstairs continues to impress. A turning staircase leads to the first floor which has a principal bedroom with a beautifully finished ensuite bathroom, two further generous double bedrooms, and a well-appointed bathroom. Both the principal and second bedrooms have air conditioning. The property also benefits from underfloor heating in the kitchen/dining room, utility room, and bathrooms.

Outside, the property has an attractive frontage with a driveway providing parking for several cars, and a front lawn with mature hedge borders. The secluded and tranquil rear garden is bordered by tall hedges which gives it privacy and security. There is a large lawned area, patio adjoining the house, and a new delightful Gazebo with power, lighting and a heater which is ideal for entertaining.

All in all this detached house with its' fabulous garden makes an ideal family home.

The area is 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

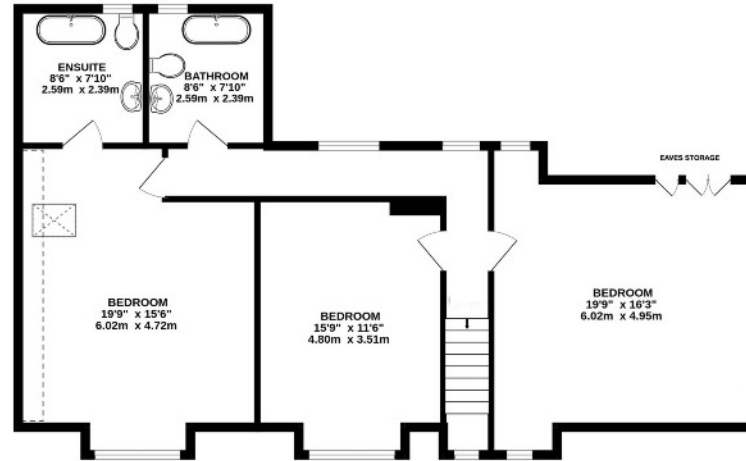
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AT A GLANCE...

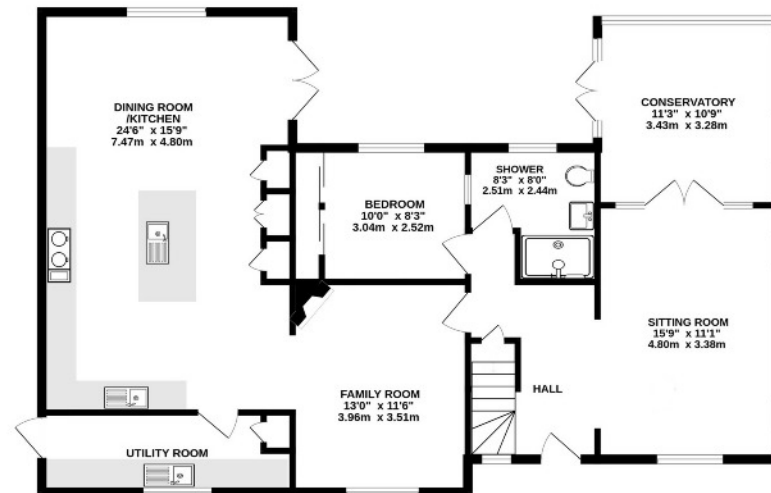
- Entrance Hall/Lobby
- Kitchen/Dining Room - 24'6" x 15'6" (7.48m x 4.70m)
- Utility Room
- Sitting Room - 15'9" x 11'1" (4.77m x 3.39m)
- Family Room - 13'0" x 11'6" (3.95m x 3.48m)
- Conservatory - 11'3" x 10'9" (3.43m x 3.25m)
- Bedroom 4 - 10'0" x 8'3" (3.03m x 2.52m)
- Shower Room
- Downstairs WC
- Bedroom 1 - 19'9" x 15'6" (5.99m x 4.74m)
- Ensuite Bathroom
- Bedroom 2 - 19'9" x 16'3" (5.99m x 4.97m)
- Bedroom 3 - 15'9" x 11'6" (4.79m x 3.48m)
- Bathroom
- Rear Garden - 54' x 72' (16.5m x 21.9m) approximately







FIRST FLOOR



GROUND FLOOR

Malita, Rickman Hill Road, Chipstead
 INTERNAL FLOOR AREA (APPROX.) 2167 sq ft/ 201.36 sq m
 Garden extends to 55' (16.76m) approx.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(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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