



**CHIPSTEAD WAY**, BANSTEAD, SURREY, SM7

**£825,000**

FREEHOLD

**Winkworth**





## CHIPSTEAD WAY

BANSTEAD, SURREY, SM7

**THIS DELIGHTFUL THREE BEDROOM  
DETACHED HOUSE HAS AN ATTRACTIVE  
SECLUDED GARDEN, BACKING ONTO OPEN  
GREENBELT COUNTRYSIDE.**

The property is conveniently located within a 10-minute walk of Chipstead Station, which provides direct services to London Bridge. Faster 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

This well-proportioned family sized home offers bright and spacious accommodation, has been well maintained by the current owner, and is nicely presented throughout.

The ground floor comprises; a welcoming entrance hall, a double aspect living room with a large bay window, attractive fireplace, and sliding patio doors to the garden, a kitchen/breakfast room with space for a table and chairs, a superb conservatory which affords a lovely view of the rear garden, an adjacent family/hobby room and a useful utility room and downstairs cloakroom. In addition, the former double garage has been converted into a study and a separate studio which has also served as a fourth bedroom.

The first floor provides has bedrooms, that are all served by a family bathroom and separate WC. The principal bedroom benefiting from a bay window, whilst the two remaining bedrooms have built-in cupboards.

The front driveway provides off street parking for two cars, with a small lawn framed by mature hedges.

The attractive and secluded rear garden is a delight, with a patio adjacent to the rear of the house, a useful greenhouse, a large lawned area that is flanked either side by mature shrub borders and hedges that offer a good degree of privacy. A gate in the rear boundary leads out onto the allotments and open fields beyond.

The house is close to well-regarded schools, both private and state run for all age groups, and the area is surrounded by some of Surrey's finest open green belt countryside, country pubs, where fine walks and outdoor sporting pursuits can be enjoyed.



## BANSTEAD OFFICE

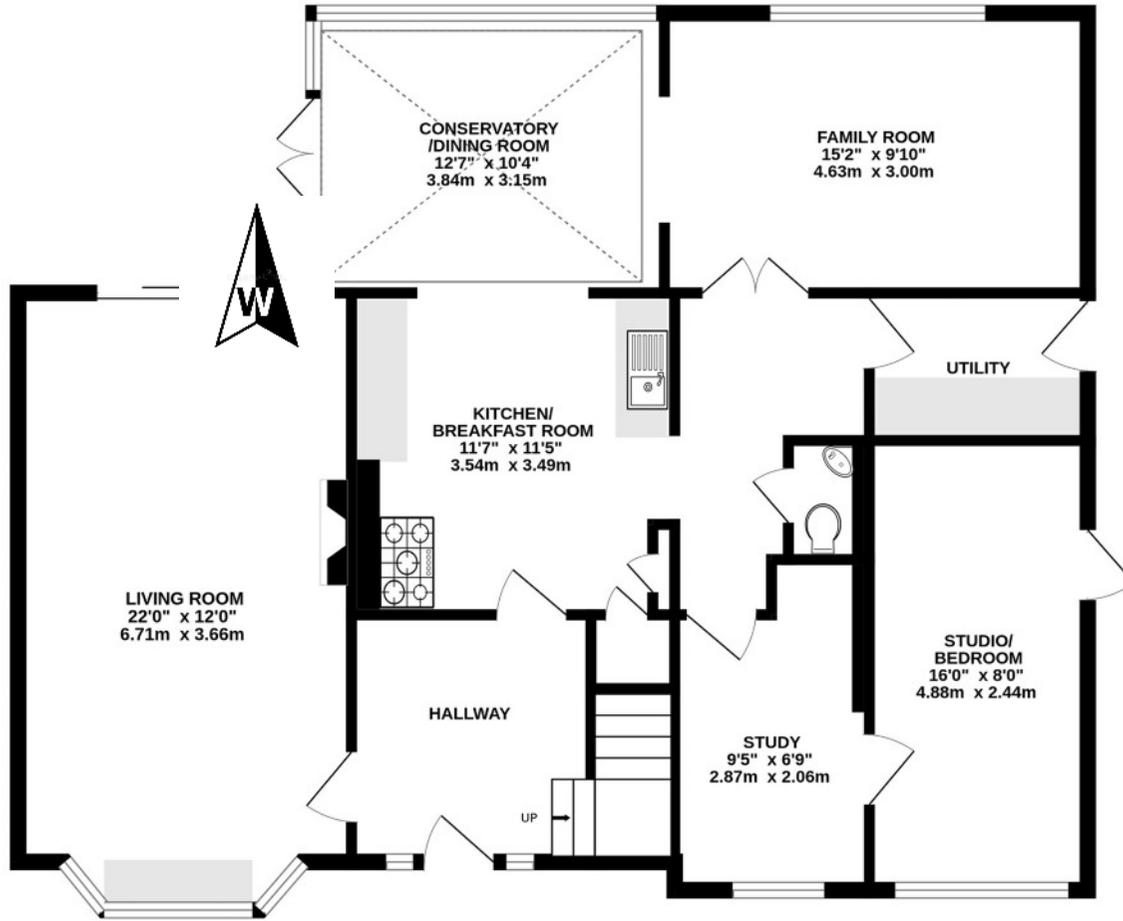
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### AT A GLANCE...

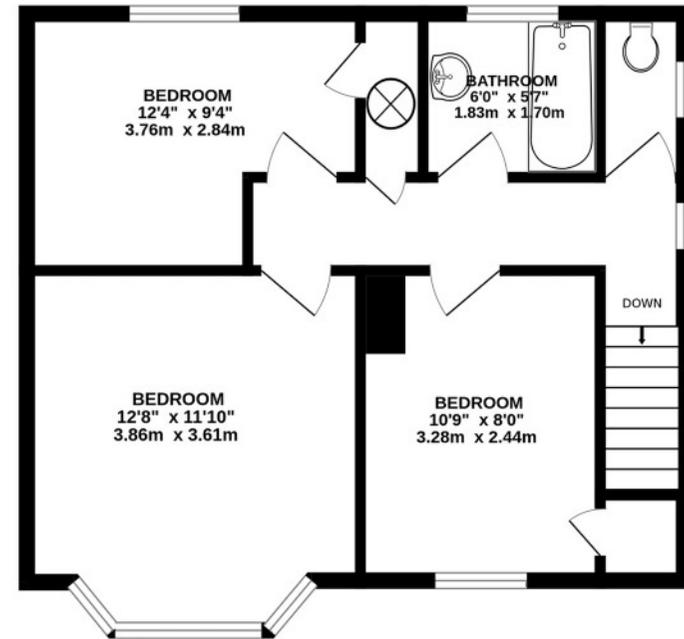
- Entrance Hall
- Living Room - 22'0" x 12'0" (6.71m x 3.66m)
- Kitchen/Breakfast Room - 11'7" x 11'5" (3.54m x 3.49m)
- Family/Hobby Room - 15'2" x 9'10" (4.63m x 3.00m)
- Conservatory - 12'7" x 10'4" (3.84m x 3.15m)
- Utility
- Study - 9'5" x 6'9" (2.87m x 2.06m)
- Studio/4<sup>th</sup> Bedroom - 16'0" x 8'0" (4.88m x 2.44m)
- Downstairs WC
- Bedroom 1 - 12'8" x 11'10" (3.86m x 3.61m)
- Bedroom 2 - 12'4" x 9'4" (3.76m x 2.84m)
- Bedroom 3 - 10'9" x 8'0" (3.28m x 2.44m)
- Family Bathroom
- Private Driveway
- Garden - 70ft (21.34m) approx
- Council Tax Band - F







GROUND FLOOR



FIRST FLOOR

## Chipstead Way, Banstead

INTERNAL FLOOR AREA (APPROX.) 1560 sq ft/ 145.0 sq m

Garden extends to 70 ft/ 21.4 sq m.

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			
(92-100)	<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			
EU Directive 2002/91/EC			



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## Banstead office

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