



**WATER MEAD**, CHIPSTEAD, SURREY, CR5

**£625,000**

FREEHOLD

**Winkworth**







## WATER MEAD

CHIPSTEAD, SURREY, CR5

**SET IN A POPULAR CUL-DE-SAC LOCATION,  
THIS LOVELY FOUR BEDROOM, THREE  
BATHROOM PROPERTY OFFERS GENEROUS  
FLEXIBLE ACCOMMODATION, WITH A  
DRIVEWAY FOR TWO CARS AND A GARAGE.**

This bright and spacious house 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 (rated Outstanding by Ofsted), 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 modern house has a contemporary finish throughout, and the accommodation is arranged over three floors.

The welcoming hallway leads to the front living room, and the open plan kitchen/dining room which 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. The adjoining conservatory affords a lovely view of the garden. A downstairs WC completes the ground floor.

The first and second floors offer four bedrooms and three bathrooms. The three double bedrooms all have ensuite bath or shower rooms and built in wardrobes, with an additional single bedroom.

Outside, the front block paved driveway provides off street parking for two cars, and access to the garage. The enclosed rear garden is low maintenance with a patio adjacent to the house, and a lawn.

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



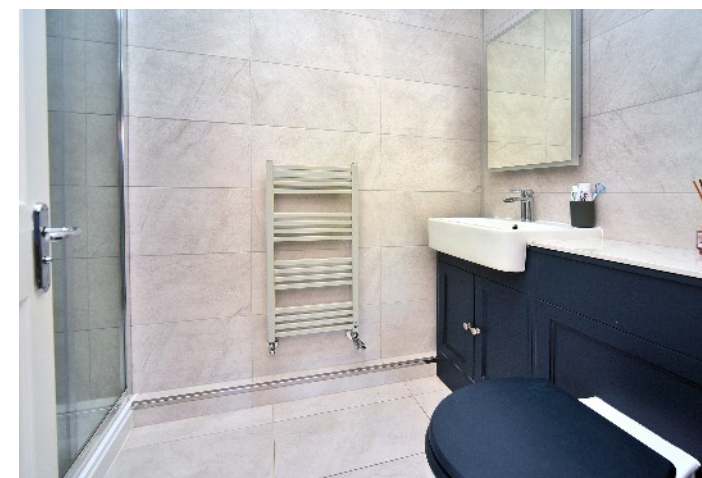
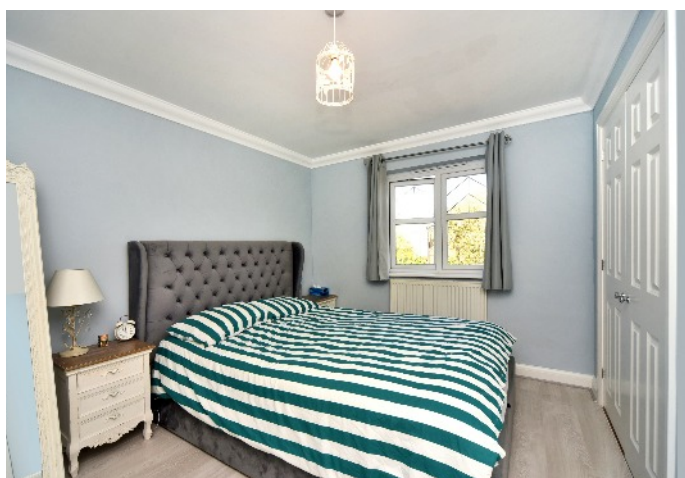


## BANSTEAD OFFICE

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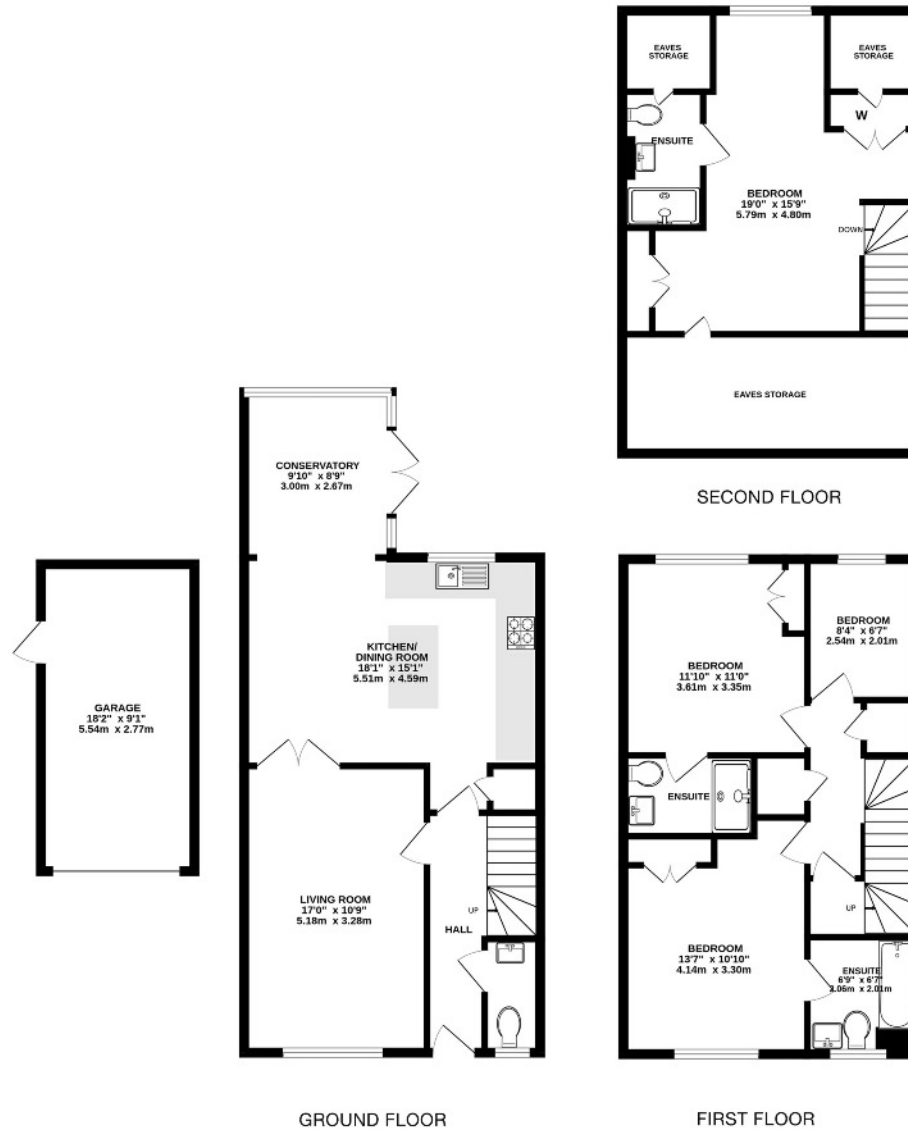
### AT A GLANCE...

- Hallway
- Living Room - 17'0" x 10'9" (5.18m x 3.28m)
- Kitchen/Dining Room - 18'1" x 15'1" (5.51m x 4.59m)
- Conservatory - 9'10" x 8'9" (3.00m x 2.67m)
- WC
- Bedroom 1 (Loft) - 19'0" x 15'9" (5.79m x 4.80m)
- Ensuite Shower Room
- Bedroom 2 - 13'7" x 10'10" (4.14m x 3.30m)
- Ensuite Bathroom
- Bedroom 3 - 11'10" x 11'0" (3.61m x 3.35m )
- Ensuite Shower Room
- Bedroom 4 - 8'4" x 6'7" (2.54m x 2.01m)
- Garage - 18'2" x 9'1" (5.54m x 2.77m)
- Rear Garden - 30' (9.14m) approximately
- Council Tax Band - F









**Water Mead, Chipstead**  
 INTERNAL FLOOR AREA (APPROX.) 1790 sq ft/ 166.1 sq m  
 Including Garage and eaves storage areas  
 Garden extends to 30' (9.14m) approx.

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.

**Winkworth**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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## Banstead office

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**Winkworth**

See things differently.