



SHABDEN COTTAGES, HIGH ROAD, CHIPSTEAD, SURREY, CR5

£775,000

FREEHOLD

Winkworth





SHABDEN COTTAGES

HIGH ROAD, CHIPSTEAD, SURREY, CR5

A DELIGHTFUL AND ATTRACTIVE 19TH CENTURY GRADE II LISTED PERIOD COTTAGE, LOCATED IN THE HEART OF CHIPSTEAD VILLAGE

The property is located 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.



SHABDEN COTTAGES

HIGH ROAD, CHIPSTEAD, SURREY, CR5

This unique three bedroom flint cottage dating circa 1871 has accommodation arranged over two floors, comprising reception area, sitting room which features open beams and a working fireplace recessed into an exposed chimney breast, kitchen/dining room which has cottage style pine units with ample worksurfaces, and shower room to the ground floor.

Upstairs there are two double bedrooms, a single bedroom, and a bathroom. The first floor windows afford far reaching views. Outside, the fabulous rear garden extends to approximately 150ft, with a covered seating area, patio, lawn, and a large selection of trees, shrubs, and mature hedges. A gate at the end of the garden allows granted access to the fields, which are ideal for those who enjoy walks in the fine countryside that surround the property. To the front, the driveway provides parking for three cars. The property also benefits from having a hobby room/studio, and separate garden store in the garden.

This charming property and its' idyllic location have to be seen to be fully appreciated.

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 London Victoria in around 30 minutes.



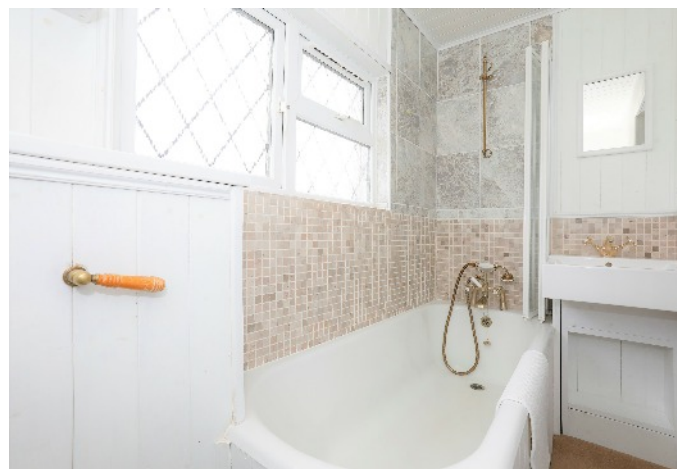
BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Reception Area - 11'9" x 10'8" (3.58m x 3.25m)
- Living Room - 13'9" x 13'9" (4.19m x 4.19m)
- Kitchen/Dining Room - 14'10" x 13'8" (4.52m x 4.17m)
- Study - 7'3" x 6'11" (2.21m x 2.11m)
- Downstairs Shower Room / WC

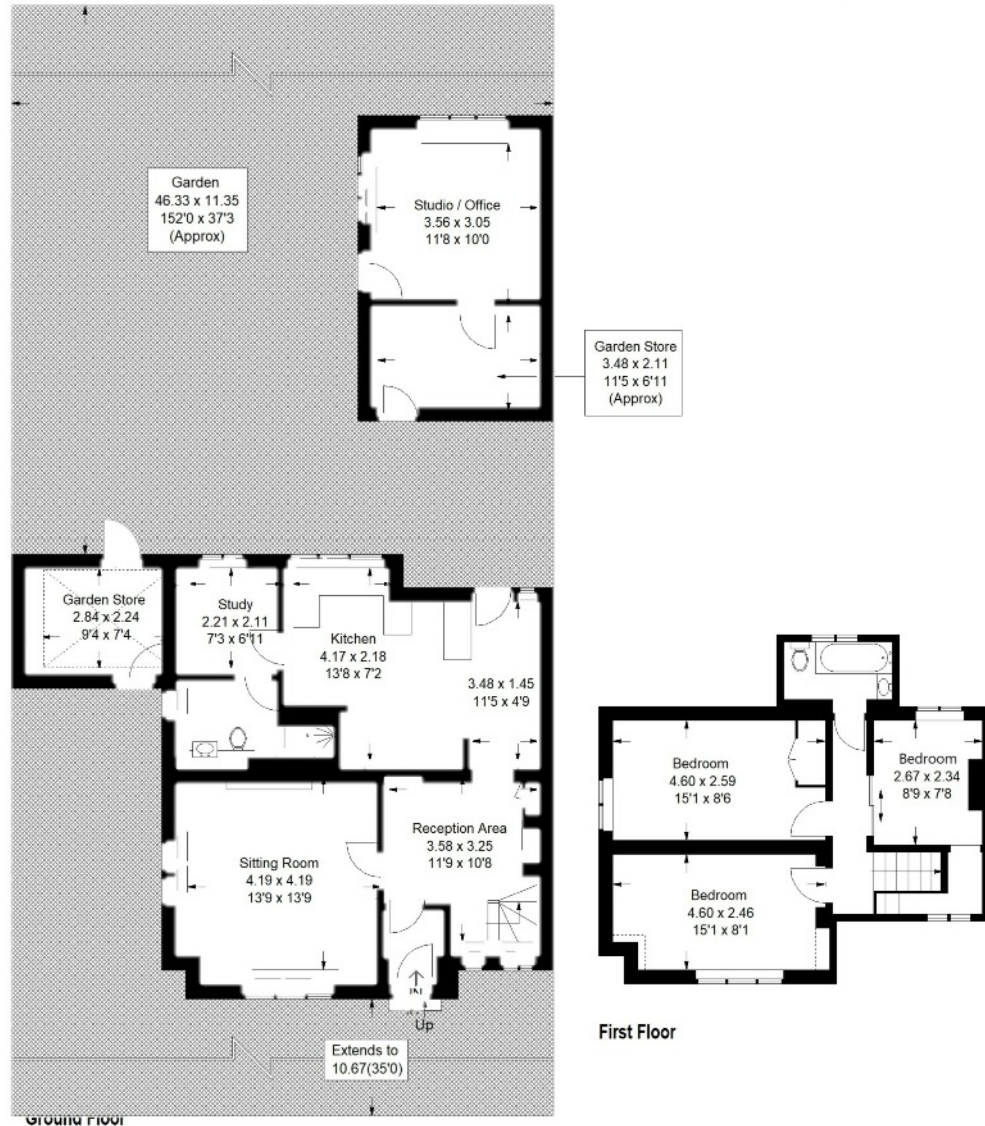
- Bedroom 1 - 15'1" x 8'6" (4.57m x 3.79m)
- Bedroom 2 - 15'1" x 8'1" (4.55m x 3.79m)
- Bedroom 3 - 8'9" x 7'8" (6.11m x 3.30m)
- Family Bathroom
- Studio/Office - 11'8" x 10' (3.56m x 3.05m)
- Garden Store - 9'4" x 7'4" (2.84m x 2.24m)
- Rear Garden – 150' (46.15m) approximately






High Road, CR5

Approximate Gross Internal Area
 Ground Floor = 62.8 sq m / 676 sq ft
 First Floor = 42.9 sq m / 462 sq ft
 Studio / Office = 27.2 sq m / 293 sq ft
 Total = 132.9 sq m / 1431 sq ft



 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID462330)



Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

Winkworth

See things differently.