



Hazelwood Lane, Chipstead
Surrey, CR5



Beyond your expectations

An individual 5 bedroom contemporary residence

Hamptons International

145 High Street, Epsom, Surrey, KT19 8EH

Sales. 01372 734950

epsom@hamptons-int.com

www.hamptons.co.uk

5 Bedrooms | Vaulted Living Room | Dining Area | Superb Fitted Kitchen | Utility Room |
Excellent Media Room/Family Room | Study Area | 2 Bathrooms | 2 Shower-Rooms | Cloakroom |
Landscaped Garden with Decking | Private Gated Drive

Guide Price £1,035,000 Freehold

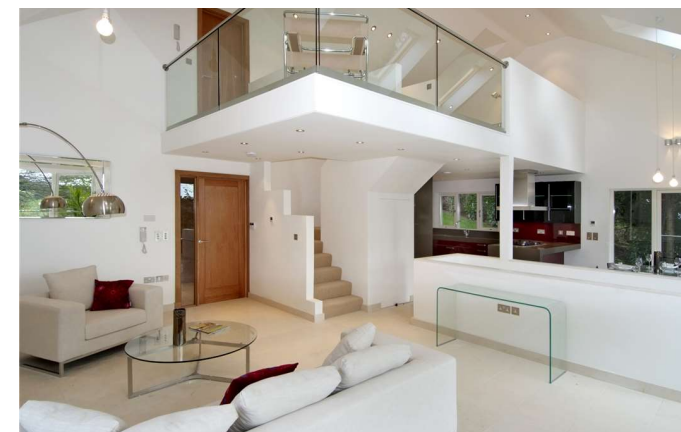
Description

A unique, contemporary detached residence set at the top of a long, private drive within a secluded and landscaped plot. The property benefits from far reaching views across Banstead Woods and has been designed to maximise light and enjoyment of these views. Offering versatile accommodation over three floors, there is a spectacular open plan living room with a vaulted ceiling and mezzanine study/sitting area above. The stylish kitchen and utility room are fitted with Rationale units and include Miele appliances. There is also a fabulous, large media room wired for 7.1 surround sound. There are five bedrooms - the master occupying the prime top floor with a walk-in wardrobe and en-suite shower, two bedrooms are en-suite and there is a family bathroom and a cloakroom. Some of the superb features of this home include surround sound and Ipod docking system, limestone tiled floors with underfloor heating and individual room thermostats and Hammonds fitted wardrobes. Outside the property is approached over a resin bound driveway with electric gates and a security entry system, the property sits within attractive landscaped gardens including extensive hardwood sun decks.

Location

The property is situated in the village of Chipstead which has retained much rural character with some traditional shops, pubs and church and a direct train service into London Bridge (35 - 45 mins). The property is conveniently situated for Chipstead Golf Club and a

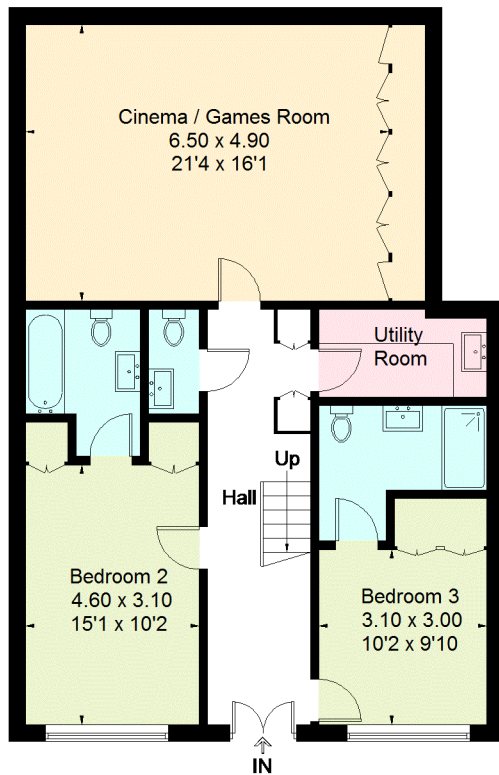
number of state and private schools. Road communications are good with easy access to the A23, which links to the M23 (Gatwick approx 14 miles), and the M25 (junction 7 approx 5 miles). London Bridge/Victoria 25 minutes from Coulsdon South. The towns of Epsom and Reigate are within 7 miles and London is approximately 16 miles.



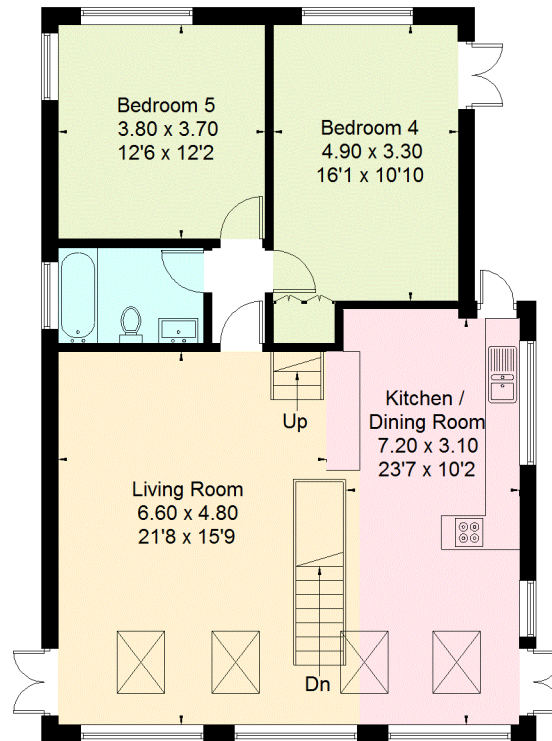
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Chipstead, Surrey

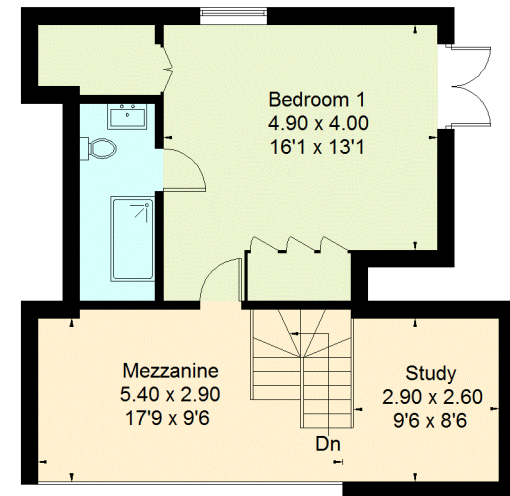
Approximate Gross Internal Area
227.9 sq m / 2453 sq ft



Ground Floor



First Floor



Second Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

