

**MICHAEL  
EVERETT**



## **BRIAR PATCH**

CHIPSTEAD

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# BRIAR PATCH

STARROCK LANE, CHIPSTEAD, CR5 3QD



4 RECEPTION AREAS



KITCHEN/LIVING/DINER



5 BEDROOMS



2 BATHROOMS

3148 Sq Ft | 292.44 M<sup>2</sup>

EPC RATING: D

COUNCIL TAX BAND: G

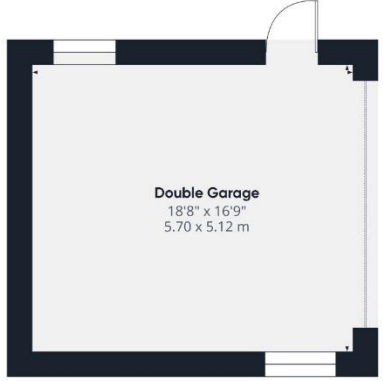
Located in arguably Chipstead's most favoured road, is this fabulous and characterful detached family home standing in beautiful, secluded gardens of over half an acre.

The property is approached via a sweeping driveway with space for numerous cars leading to a detached double garage. There is a spacious and welcoming reception hall, cloakroom, lounge with open fireplace, separate dining room, a large study to the front and an open plan fitted kitchen/diner with access to the patio and rear garden and there is a utility room. Upstairs there is a generous split galleried landing, a principal bedroom with a luxury en-suite shower room, four further bedrooms and a modern family bathroom. Outside there is a double detached garage with electronic up and over doors, and mature and secluded gardens to front and rear. The rear features sweeping lawns with mature trees and shrubs an extensive patio and side courtyard area and garden outbuildings. There are outside tap and power points and garden lighting.

Chipstead is located inside the M25 and is ideally situated for those seeking village life and excellent road and rail connections. The village offers many social and sporting clubs including golf, tennis, bowls, and rugby and has its own theatre where 'The Players' hold regular productions. The area is surrounded by open countryside where many fine walks, horse and cycle riding can be enjoyed and there is a choice country gastro pubs. Chipstead Station provides services to London Bridge and Victoria, and there is a fast service on the main London to Brighton Line from Coulsdon South. The M25/M25 at the Hooley interchange can be accessed within 3 miles.

ASKING PRICE: **£1,795,000** FREEHOLD







**WALTON ON THE HILL** 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ  
**01737 814877**



**IMPORTANT** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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