



**FINE & COUNTRY**  
Kingswood

*Hunters Lodge*  
Hogscross Lane, Chipstead, Surrey CR5 3SJ

## Property at a glance

- Detached single storey Cottage
- Two Double Bedrooms
- Open-Plan Kitchen/Breakfast/Living Room
- Beautiful Fitted Kitchen With Breakfast Bar
- Secluded Rear Garden
- Off Street Parking
- Beautiful Location
- Gated Development
- Communal Tennis Court

## Setting

Chipstead is an attractive, historic village lying on the top of the North Downs, just south of London and is perfectly situated for easy access to the M25, Central London and Gatwick Airport. Chipstead, Kingswood and Coulsdon South stations are only a short drive away and offer direct train services to London Bridge and Victoria.

Whilst being a commuter's dream, Chipstead is tranquil and friendly with beautiful surroundings to explore. There is a good choice of state and independent schools within the vicinity and there are several sports clubs, a tennis club, bowls, cricket, football, rugby and Chipstead Golf Club's 18 hole course.

£1,950 PCM

# Hunters Lodge

Available to rent is this fabulous, single storey detached cottage. The accommodation comprises two bedrooms, luxury bath/shower room and a fabulous open-plan kitchen/breakfast/living room. The kitchen is fitted with a range of appliances, marble effect worktop and matching breakfast bar. The rear garden is accessed from the living room with turfed lawned area and a driveway to the front.

The property is set within a gated development known as Fair Dene with access to a communal tennis court. From Chipstead High Road turn into Hogscross Lane - Fair Dene is the third entrance on the right with a red post box. Drive through the development and around the bend until you can drive no further.

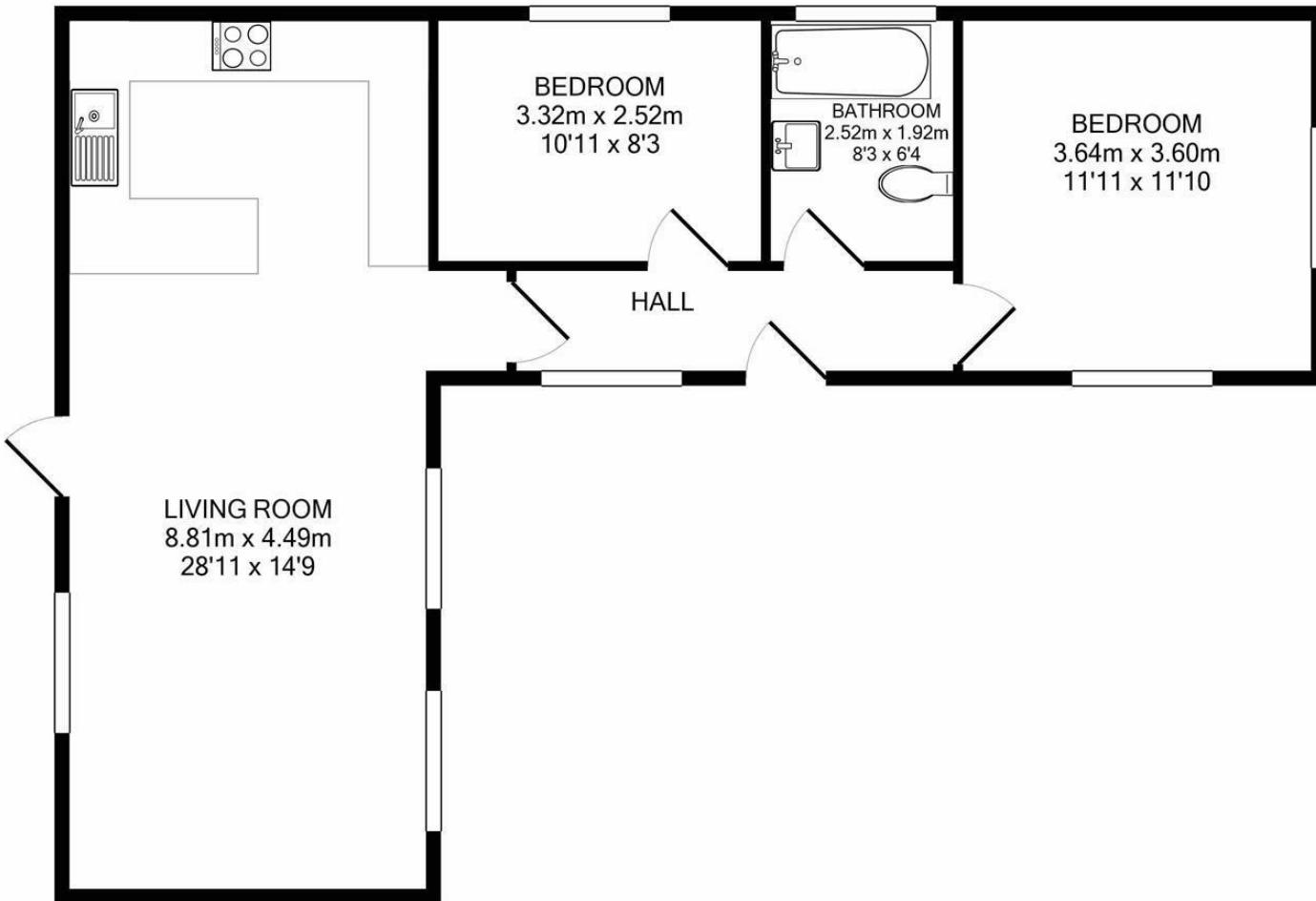
Available Immediately - Unfurnished

Deposit £2,250 (5 Weeks)

Council Tax Band - E

Available Immediately





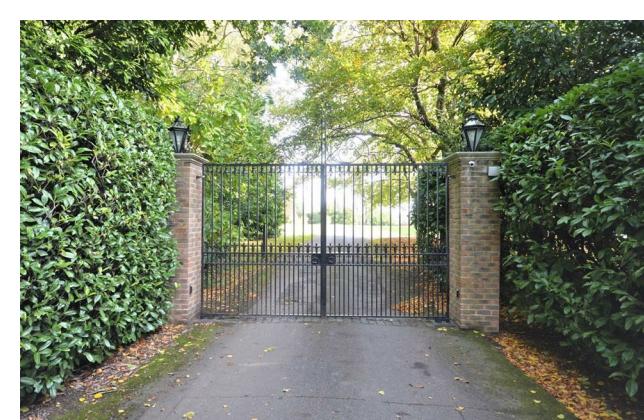
Total Approx. Floor Area 64.9 Sq.M. (698 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (A) 92-100                                  | A |         | 88        |
| (B) 81-91                                   | B |         |           |
| (C) 70-80                                   | C |         |           |
| (D) 55-69                                   | D | 61      |           |
| (E) 39-54                                   | E |         |           |
| (F) 21-38                                   | F |         |           |
| (G) 1-20                                    | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



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