

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Holly House, 20 Hollymead
Road
Coulsdon
CR5 3LQ

A substantial five bedroom detached home set on a beautiful plot with private in-and-out driveway, offering 3,400 sq ft of stylish family living in a highly desirable road.

£1,500,000 OIEO



5



4



2



4+



- Stylish five bedroom detached family home
- Multiple reception areas including large conservatory
- Modern kitchen opening to dining area
- Private in-and-out driveway with double garage

- Approximately 3,400 sq ft of spacious accommodation
- Flexible layout with potential annexe/work-from-home space
- Scope to extend/enhance, subject to planning permission (STPP)
- *Viewing by appointment only*



PROPERTY DESCRIPTION

As an agent, it is always a great feeling to get the call to see something in a road that you are familiar with and have already got a sale proceeding on another house, and you sold the one next door last year. It is even better when that road happens to be one of the best in the area, and you just know that there is generally high demand and low supply of those house types. So we are delighted to bring to you, this stylish 5 bedroom detached house, sitting back from the road behind its own private in and out drive, on a beautiful plot, and offering some 3400 sq ft of accommodation over two floors.

This is a home that you could move straight in to and live happily for many years without needing to do anything, whilst at the same time the size of the plot and the location do offer opportunities to possibly further improve and extend the existing footprint. The variety of properties that one sees in the road does suggest that planning should be fine but of course any such plans would be subject to local authority planning.

The current accommodation comprises of a large reception hall, family room, sitting room, study area, large 21'4 x 17'9 conservatory, large modern kitchen opening out to a dining room, off of which is an inner hall that leads to a utility/shower room, and a playroom; this area could all serve as an annexe area for either family, leisure or work purposes, and also has access to the double garage. To the first floor are five bedrooms, one of which has an en-suite, and a modern family bathroom.

Herringbone flooring, picture rails, open fireplace, beams and original doors are all part of the character and charm that you would expect from a home of this era, whilst the modern oak kitchen, modern bathrooms, double glazing, gas fired heating by radiators, and more besides, all make this a home for modern living, and all presented with great style. The front elements to the house are also worthy of a mention, with its wide and deep frontage, approached by way of an in and out drive, and the rear back is the perfect size for any garden lover or a family who just wish to entertain.





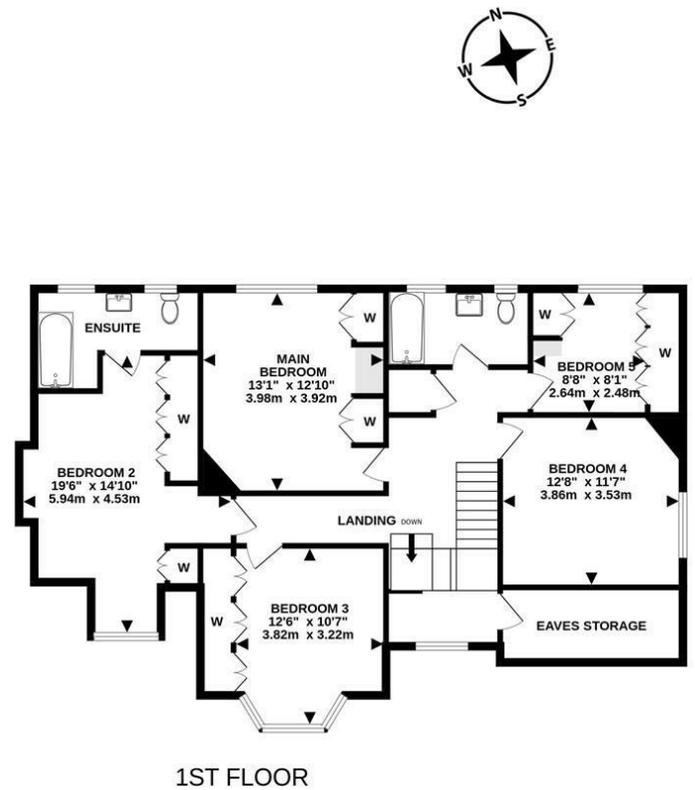
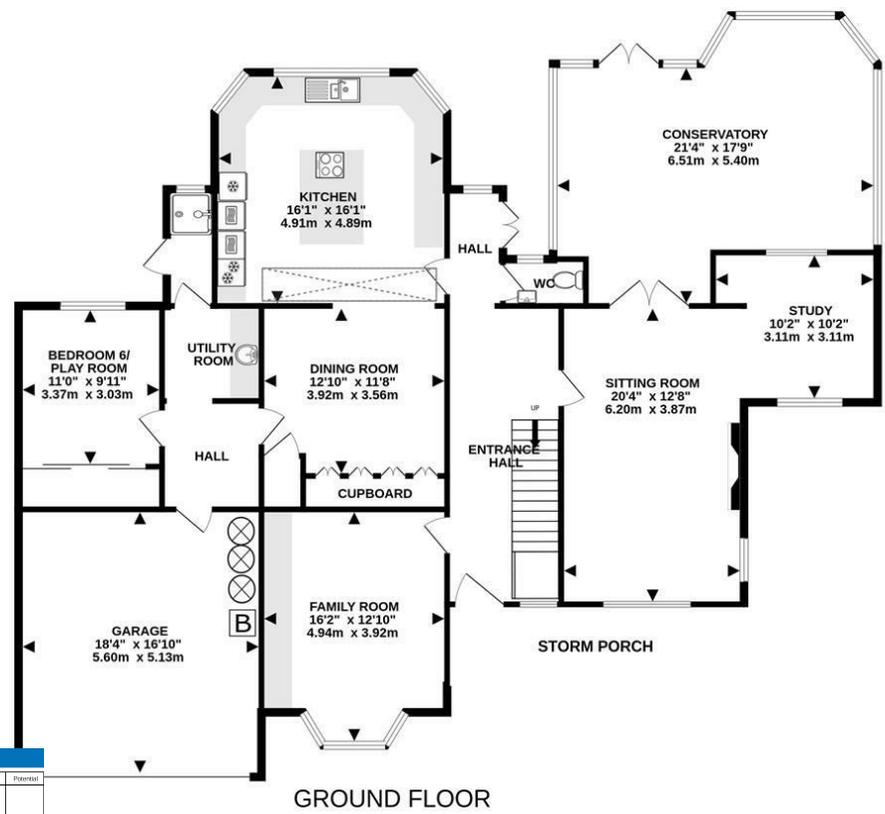




PROPERTY DESCRIPTION

Chipstead village is very well connected, so trips to London etc. are within easy reach, however Coulsdon South is also only a short drive and offers faster trains into London. The parade of shops provides post office, vets, Independent wine store and bistro along with local independent traders whilst more comprehensive shopping and leisure facilities can be found in both in Banstead Village or nearby Coulsdon. Schooling is well provided for in both State and Private sectors and there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club. The house is only a short walk from the White Hart pub, a favourite with the locals, and the Courtyard Theatre, a local community gem which celebrated it's centenary in 2024.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718.



Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>174 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Mid energy efficient - higher running costs</p>	<p>69</p>

Current: 57
 Potential: 69

England & Wales
 E.U. Directive 2002/91/EC

TOTAL FLOOR AREA : 3377 sq.ft. (313.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

Holly House, 20 Hollymead Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: D
 COUNCIL: Reigate and Banstead
 TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT