

Kennedys'

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Longshaw
Stables, Hazelwood Lane
Chipstead
CR5 3QU

This one is special; entirely unique. A brand new structure that pays faithful homage to what stood before it. The attention to detail is staggering, and the end result is truly something to behold.

Offers in excess of
£2,995,000



- Rare and unique
- Wrapped around a central courtyard within walled gardens
- Potential to acquire additional 4.75 acre field
- 6 bedroom single story home
- Double garage and garden studio
- Viewing by appointment only





PROPERTY DESCRIPTION

There are occasionally properties that you see, people you meet or maybe locations you visit, that have a defining effect on you; sometimes immediate, and sometimes over a number of years, but seldom both. But when you do meet someone, see something and visit the location, all at the same time, well, that is pretty extraordinary, and that is what, for us, Longshaw Stables is about. It's about meeting someone with a vision, someone who saw something that frankly nobody else could see, or if they could, they didn't have the foresight, the confidence, not to mention the pure guile to tackle it, and to be fair, on our first visit some 4 years ago, there were some questions over the sanity of this project, and if it were anyone else that we'd met that day, we would have had good cause and reason for concern.

Role forward to today, and it is equally hard to remember just what Longshaw Stables looked like, the condition it was in and the challenges that faced our client as he ventured to create the stunning, iconic home that you see today. Piece by piece, planning challenge after planning challenge, not to mention supply chain issues, managing an ever growing work force, all the while buying materials, coping with the inevitable shift of work schedules due to weather and any other number of reasons, we had the privilege of being invited up to an annual visit, where different ideas and views were aired, various layout options were considered, and maybe reconsidered, and then back to the original plan; you get the idea. Whilst many things changed along the way, one thing that remained staunchly in place, was our clients total "all in" commitment to ensure that no corners were cut, and that everyone working on the project bought in to the ethos and vision that was inevitably going to produce one of the single best homes, pound for pound, that our agency has ever had the privilege of marketing; and we've marketed some of the very best homes in Surrey over the last 20 plus years.

Maybe it's time to get down to some of the brass tacks, to the specification and detail that created this home, and whilst we have allowed the photography to do a lot of the talking, here is a short insight into some of the finer detail; oh, and when we say short, we mean

Kitchen/Living Diner

- Real wood, bespoke designed
- Quartz stonework surfaces and splashback
- Double Undermounted Belfast sink with single drainer and Quooker tap
- Siemens appliances throughout
- Integrated Bora downdraft hob and extractor









PROPERTY DESCRIPTION

Bathrooms, Shower Rooms & En-Suite

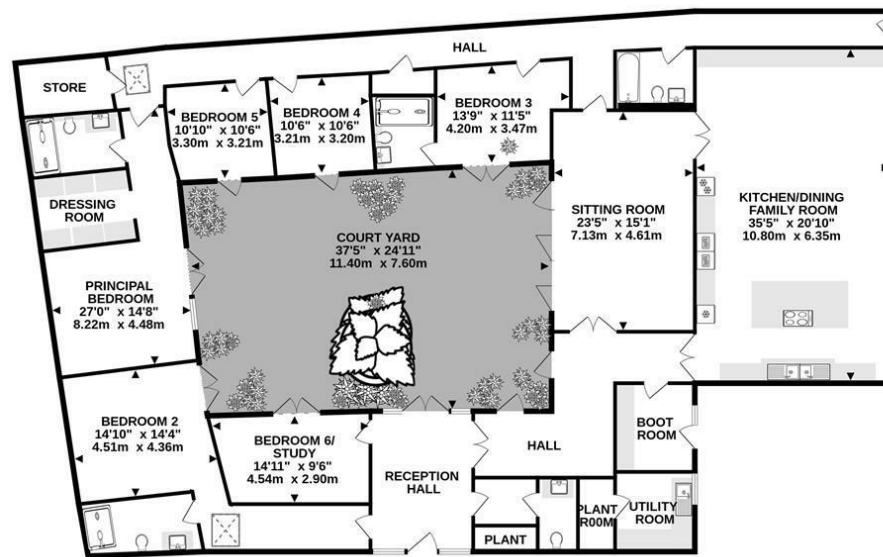
- 6 bathrooms comprising Crosswater, Villeroy & Boch, Lusso, Geberit and Heritage bathroom fittings
- Crosswater LED integrated shelves in shower areas

...the list goes on. Please just ask us if you would like to see the full and detailed specification of what this home has to offer in terms of Technology & Security, Media & Communications, Environmental specification, External Building details etc. And if that wasn't enough, for those who might be interested, there is the possibility of acquiring an additional 4.75 acre field, subject to separate negotiation, just down the lane, adding yet another extra dynamic to what is already one of the most extraordinary of homes, set in the Surrey Hills, between Reigate and Banstead, and in an area that perfectly transcends both rural and urban living in a way that is also rare to find.

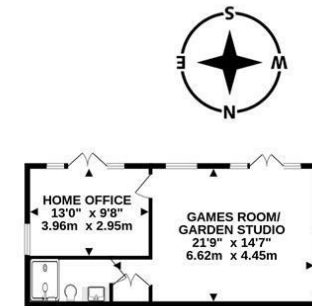
The property is located in Chipstead and is close to both Coulsdon and Banstead, as well as Reigate, Croydon and Caterham. Between the two, Chipstead and Coulsdon have a variety of retailers including Waitrose, Boots, Tesco Express, and Aldi plus independent shops, banks, Post Office, coffee shops, restaurants and a library. Primary schooling is provided by St Aidans RC, Smitham and Chipstead Valley, whilst Woodcote High School and The Oasis Academy provide secondary options. The private sector offers Caterham, Epsom College, Whitgift, Reigate Grammar, Croydon High and Chinthurst as well as Cumnor House, Aberdour, Essendene, St David's, and The Hawthorns. Recreational facilities are plentiful with Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club as well as The Courtyard Theatre. Farthing Downs and Banstead Woods are on the doorstep, perfect for countryside walks.

Your closest station is Chipstead, with direct trains to London Bridge. Also, you aren't far from the mainline station at Coulsdon South, offering regular and fast trains into Victoria, London Bridge as well as Thameslink trains to Gatwick and Brighton travelling south, and to Bedford, Peterborough and Cambridge travelling north. The M25 is accessible at both junctions 8 and 9, which in turn provide convenient access to Gatwick and Heathrow Airports.

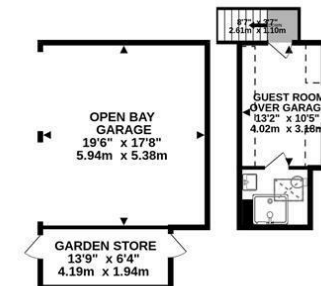
I hope that you are well informed but yet intrigued to know more; and if so, that you will get in touch, ask for our Founder, Peter Kennedy, or a member of his team, and we would be happy to assist in whatever way we can.



MAIN DWELLING
3578 sq.ft. (332.5 sq.m.) approx.



GARDEN STUDIO
446 sq.ft. (41.4 sq.m.) approx.



OPEN BAY GARAGE
600 sq.ft. (55.7 sq.m.) approx.

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

MAIN DWELLING 332.5 SQ.M (3578 SQ.FT) OUTBUILDINGS 97.1 SQ.M (1046 SQ.FT)

TOTAL FLOOR AREA : 4625 sq.ft. (429.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING:

COUNCIL: Reigate & Banstead

TAX BAND: New Build

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.



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