

Kennedys'

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Willow Tree Cottage,
Rickman Hill Road
Chipstead
CR5 3LD

Willow Tree Cottage; a truly striking detached home, set behind private gates and approached via a sweeping driveway from a private road, offering just over 3,000 sq ft of beautifully presented accommodation. Blending charming character with stylish modern finishes, the property provides spacious and well-balanced living, including multiple reception rooms, a stunning open-plan kitchen/dining space, and five bedrooms with two suites and a family bathroom.

OIEO
£1,750,000



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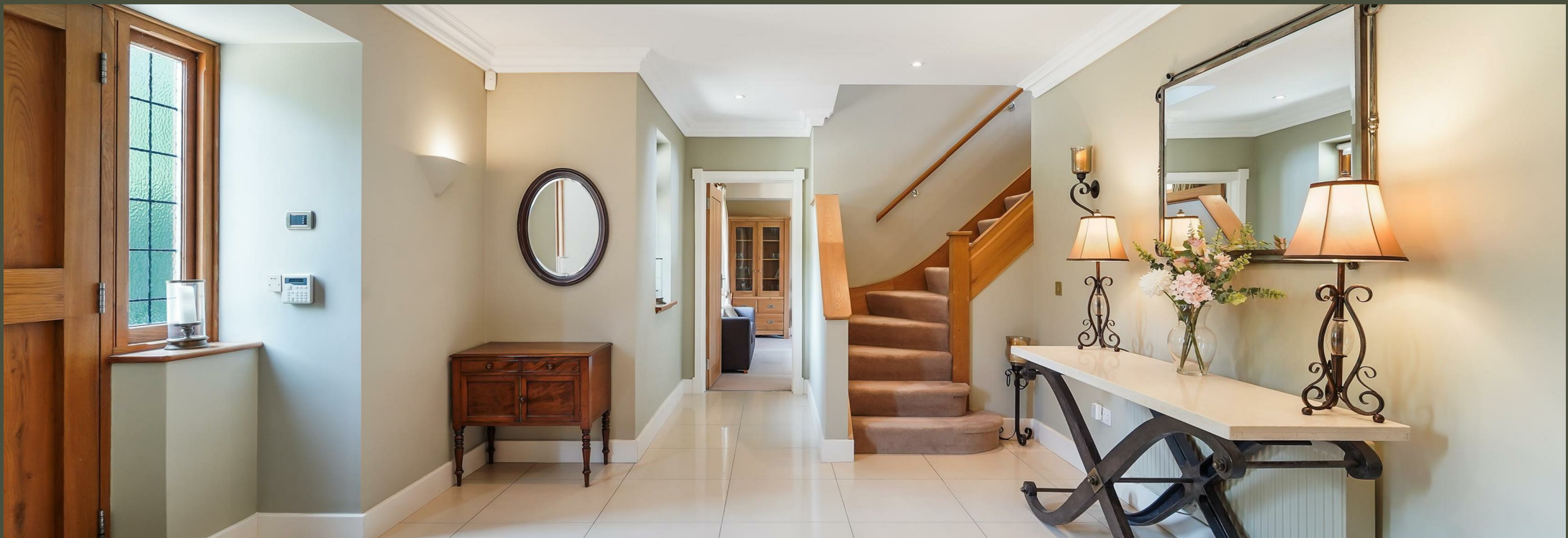
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4+



- Detached thatched cottage set behind private gates
- Two ensuite bathrooms plus a family bathroom
- Multiple reception rooms providing flexible family living space
- Double garage and versatile garden studio (ideal office/gym)
- Convenient location for Chipstead and Coulsdon South station
- Five bedrooms including a luxurious primary suite
- Open-plan kitchen/dining area with separate utility and pantry
- Dedicated study room with ample room for desk, storage, and shelving
- Generous landscaped gardens with terrace ideal for entertaining
- *Viewings by appointment only*



PROPERTY DESCRIPTION

I have, on previous descriptions, occasionally talked about how fortunate we are to be trusted with the marketing and sale of such a variety of quality homes, and how now and again we take on something that literally stops you in your tracks if walking or driving past. So, just when you think you've seen pretty much everything and felt every possible emotion when walking around a home, we were called to see Willow Tree Cottage, and the bar just notched up yet again!

To be fair, this was definitely one that had often caught our eye, and of course as a leading agent in the area you always hope that one day you might get an opportunity to see it, so you can imagine our joy when that day came, made even sweeter when the current owners asked us to represent them.

Positioned on a quiet private road and sat under a beautiful thatched roof, Willow Tree Cottage sits far back on its plot and behind private gates, giving access to a long sweeping drive, flanked by lawns and leading to a large forecourt area and the thatched double garage, all of which creates a genuine level of excitement as to what is to come; and it was with some relief that from the moment we stepped through the impressive front door and in to an equally imposing reception, we knew that we weren't going to be disappointed.

Offering a smidge under 3000 sq ft of living accommodation over two floors, and a further 550 sq ft of outbuildings which include a double garage and fabulous garden studio, this is a home with an excellent flow, providing spacious living in every department. The cloakroom, sitting room, family room, study, open plan kitchen and dining room area, pantry and utility room are found on the ground floor, whilst to the first floor are the impressive primary suite, secondary suite, three further double bedrooms and family bathroom.









PROPERTY DESCRIPTION / LOCATION AND AMENITIES

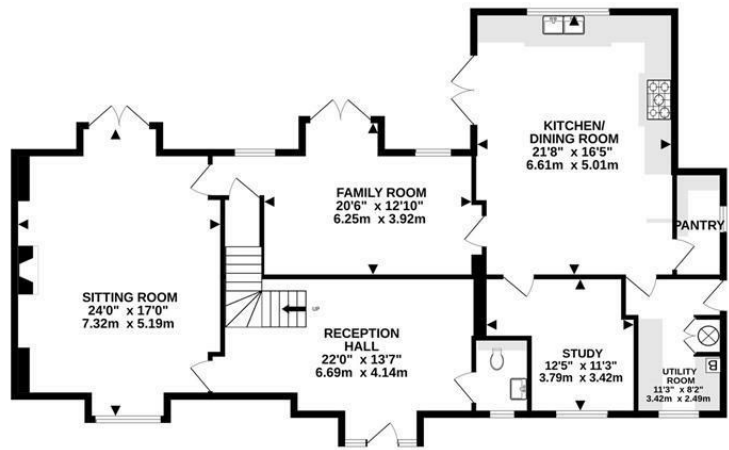
Throughout this beautiful home there is a blend of charm and character mixed seamlessly with a contemporary execution of modern day styles and standards, all with a sense of timeless quality, be it with the double glazing, kitchen and bathrooms, or just the interior pallet, which we hope our photography has demonstrated; but of course there is no better way of fully appreciating just how beautiful this home is than coming to see it for yourself.

Moving to the outside areas, it is fair to say that the aforementioned sweeping drive and gardens are the perfect backdrop to Willow Tree Cottage, whilst the rear garden is equally impressive, with its terrace and main lawns providing the perfect area in which to entertain family and friends, and the garden studio is ideal for any number of different purposes, be it gym, home office or occasional sleep over facility.

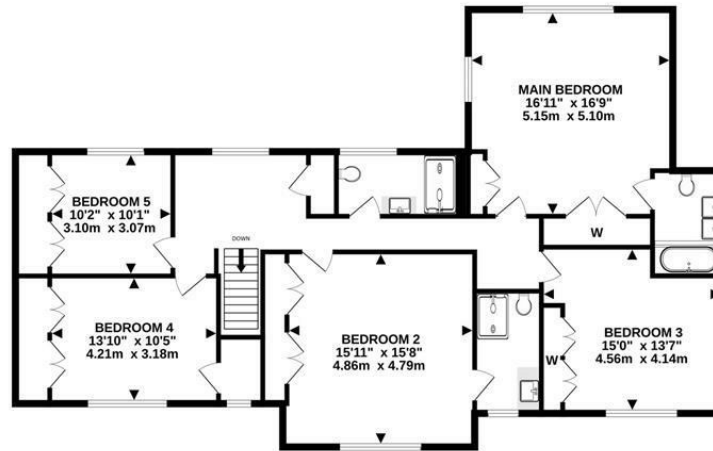
We very much hope to have provided you with enough to persuade you that this is a home you would like to see; if so, then we would of course be delighted to hear from you, provide any further information should you need it, and arrange a private viewing.

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 fast 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.

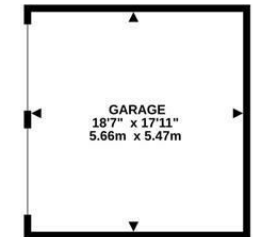
Schooling is well provided for in both State and Private sectors and there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club. The house is close to the White Heart pub, a favourite with the locals, and the Courtyard Theatre, a local community gem which celebrated its centenary in 2024.



GROUND FLOOR



1ST FLOOR



GARAGE AND GARDEN STUDIO



MAIN HOUSE 267.5 SQ.M (2939 SQ.FT) GARAGE AND STUDIO 51 SQ.M (549 SQ.FT)

TOTAL FLOOR AREA : 3488sq.ft. (324.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Willow Tree Cottage, Rickman Hill 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.



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