



High Road, Coulsdon

The **PERSONAL** Agent

Guide Price £1,500,000

Freehold

- 3,353 sq ft of substantial living space
- Secluded and established 0.52-acre plot
- Unique 1869 Russian log cabin forming heart of the home
- Gardens with Hot Tub, Pizza Oven, BBQ & Outside Kitchen
- Four generous and versatile bedrooms
- Three luxury bath and shower rooms
- Three reception rooms, utility room & pantry
- Generous kitchen/dining room with Aga
- Barn-style garage, car port and gym
- Lutron Lighting, Home Automation & Air Conditioning

Russian Cottage is an exceptional and historically significant home, set off a quiet private track and approached via electric gates onto a large cobblestone driveway with parking for numerous cars. A double garage, car port, walkway and outbuildings form a natural courtyard, beautifully framed by mature trees.

The striking log cabin at the heart of the property was imported from Russia in 1869 by the Cattle family and is believed to be the only original Russian cottage in the UK. The surrounding properties were later developed in a distinctive style by the Garle family, forming what is now known locally as Russian Valley, a designated conservation area.

Inside, large flagstone floors lead from the entrance past cloakrooms into a charming solid oak country kitchen/dining room with granite surfaces, Aga and walk-in pantry. Three impressive arched oak windows, reclaimed from Newgate Prison and thought to be up to 500 years old, add unique character. Stable doors open to the rear patio and courtyard, and this level also includes a study and WC.

To the other side of the hallway is a formal dining area with French doors to the garden, leading through to the stunning lounge set within the original log cabin. Restored solid elm floors, exposed log walls and a stone fireplace with



log burner create a wonderfully atmospheric space. The wooden windows here were replaced approximately 12 years ago.

A wrought iron staircase leads to the first floor, offering a delightful log cabin bedroom with ensuite, a further bedroom, a large family bathroom with a copper bath, and a generous additional bedroom with striking oak windows and built-in wardrobes. Across the landing is the impressive master bedroom, featuring a vaulted ceiling, exposed steel beams, fitted wardrobes and a superb ensuite.

The house sits centrally within a half acre plot, and the landscaped rear garden—completely remodelled 12 years ago, offers outstanding outdoor living. A large patio leads to a pergola with pizza oven and outdoor kitchen, while around the corner a spacious decked area houses a half-sunken 7 person self cleaning hot tub. Beyond, sweeping lawns, mature trees, yew topiary, large ferns and flower beds create a remarkable setting. A 110ft pump fed stream flows down to a large pond, with a secluded seating area at its head. In the evenings, extensive LED and tree lighting transforms the garden into a magical space.

Modern comforts include a Lutron mood-sensitive lighting system, air conditioning in the master bedroom, an extensive DS Cam security system and cabling for a premium home automation system controlling lighting,

heating, audio, TV and the gates.

Location

Chipstead is an attractive, historic village on the North Downs, offering fast access to the M25, central London and Gatwick Airport. Chipstead Station, within walking distance, provides direct trains to London Bridge. The area combines commuter convenience with rural tranquillity, offering beautiful walking routes, equestrian facilities, sports clubs, Chipstead Golf Club and several highly regarded schools including Chipstead Valley (Ofsted Outstanding), Aberdour and Chinthurst. The renowned 13th century Ramblers Rest pub and the village shops near the station further enhance the community feel.

Tenure: Freehold

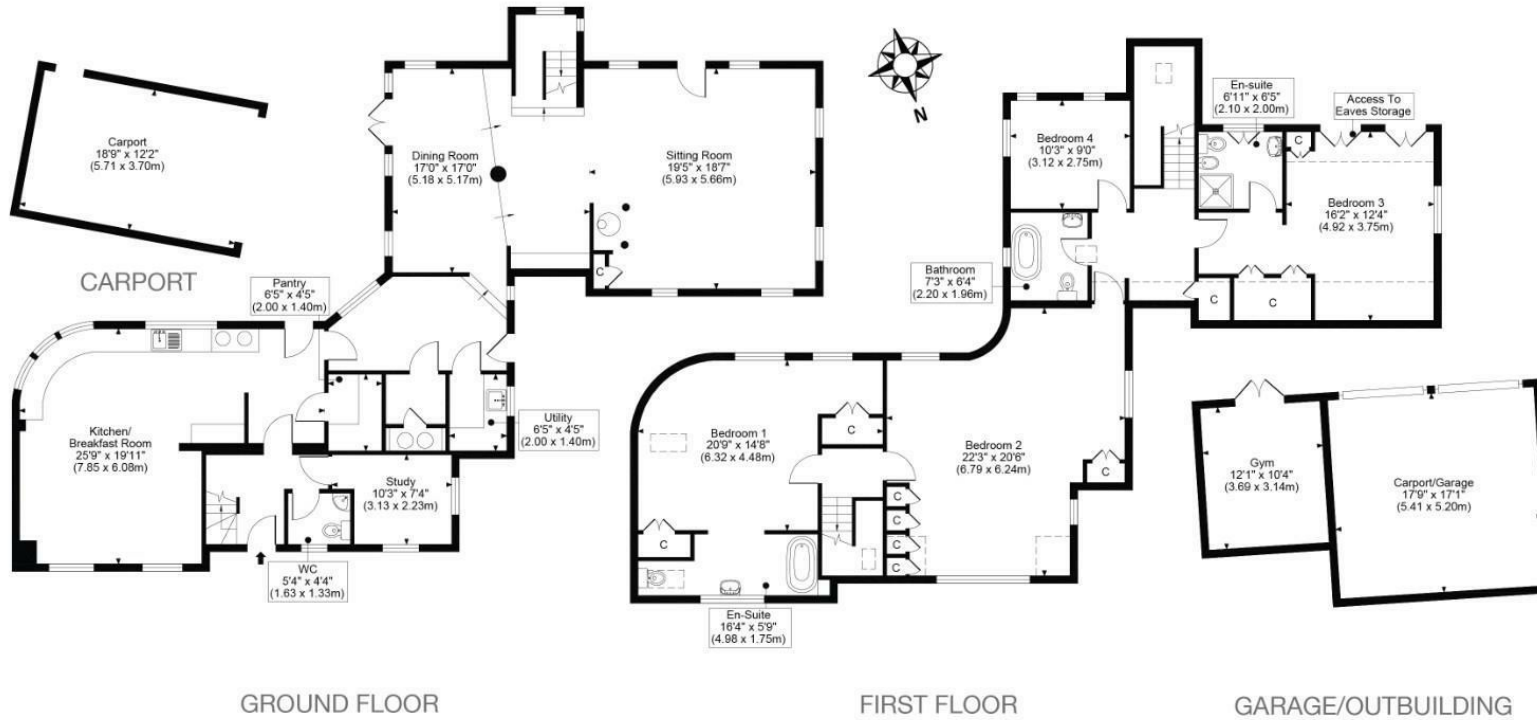
Council Tax Band: G





TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & GARAGE/CARPORT/GYM 3353 SQ.FT (312 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & GARAGE/CARPORT/GYM 2792 SQ.FT (259 SQ.M)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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