



Court Hill, Coulsdon

The **PERSONAL** Agent

Asking Price £1,300,000

Freehold

- 2934 Sq Ft
- Detached house
- Five double bedrooms
- Two bathrooms
- Two reception rooms
- Study
- Large kitchen diner
- Double garage & large driveway
- Stunning landscaped rear & front gardens
- Open day on 19th July

The Personal Agent are delighted to offer for sale this beautifully presented 2934 sq ft detached five-bedroom home, located in a prestigious and gated private road. A truly magnificent family home with beautiful landscaped front and rear gardens, spacious driveway and a double garage. Your early viewing is highly recommended.

Court Hill is a private road in a quiet residential area, surrounded by countryside with Banstead Woods within walking distance. It occupies a convenient location for the nearby villages of Banstead and Coulsdon which offer their wide range of shopping facilities, supermarkets, restaurants and cafes. There is also the nearby Chipstead Parade shops which include a



convenience store/newsagents, butchers, café and wine bar.

On entrance to the property there is a spacious hallway with open staircase, a large bright living room with log burner, cosy conservatory, separate study, utility room and a generous kitchen diner with sliding doors leading to the outside.

On the first floor there are five double bedrooms of which the principle bedroom offers a spacious ensuite bathroom, built in wardrobes/cupboards and large windows overlooking the garden. Further benefits include a study/office and a family bathroom.

Outside, there is a stunning and secluded rear garden

featuring a patio and lawn — ideal for relaxing or entertaining. To the front, there is private off-street parking, double garage and a beautifully landscaped front garden with ponds and a stunning waterfall system in place.

There is an excellent choice of schooling both state and independent. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to Gatwick Airport. There are also many acres of open green belt countryside surrounding the property to enjoy.

Council Tax: G
Tenure: Freehold



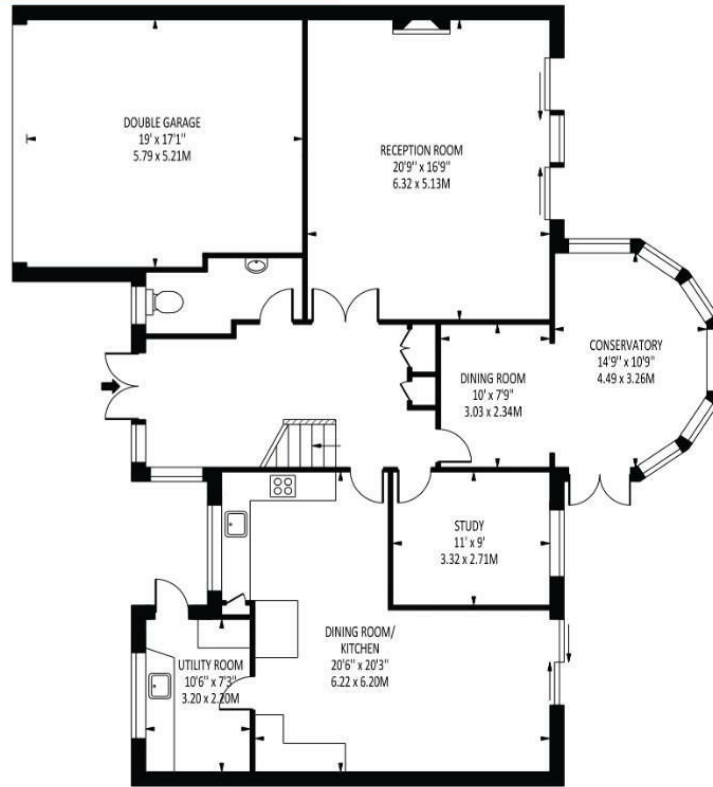


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Court Hill

Total Area: 2934 SQ FT • 272.61 SQ M
(Including Garage)
Garage Area : 318 SQ FT • 29.53 SQ M



GROUND FLOOR

FIRST FLOOR

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.

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		
	63	75
England & Wales		
EU Directive 2002/91/EC		

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STONELEIGH/EWELL OFFICE
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BANSTEAD OFFICE
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01737 333 699

TADWORTH OFFICE
Station Approach Road
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01737 814 900

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The
PERSONAL
Agent

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

