



Hazelwood Lane, Chipstead

The **PERSONAL** Agent

# Guide Price £1,500,000

## Freehold

- 4629 sq ft of beautifully refurbished space
- Six-bed chalet bungalow with privacy
- Stunning 45' open-plan kitchen/diner
- 23' living room with cosy log burner
- Ground floor bedrooms with luxury suites
- Three first-floor beds with en-suites
- Gated frontage and sweeping driveway
- Set on almost half an acre of land
- L-shaped garage and useful utility room
- <https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=S8T6X2MVGKN>

The Personal Agent are delighted to offer for sale this 4629 sq ft detached six-bedroom chalet bungalow. The property has undergone major refurbishment by the current owners and benefits from a 45' x 18' kitchen/dining room and a 23' x 14' living room.

With an impressive gated frontage, the first impression is one of space and privacy from neighbouring homes. The large driveway provides ample parking and there is an extended L-shaped garage.

As soon as you step into the welcoming entrance hall, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining and links to the beautifully secluded garden.

There is a 20ft living room with log burner that links to the 45ft



kitchen/dining room creating the ultimate entertaining space. There is also a separate utility room. From the generous entrance hallway there is easy access to the ground floor bedrooms, where the spacious accommodation continues. A superb guest bedroom is served by a modern en-suite shower room, whilst the two further bedrooms have access to a spacious family bathroom.

The groundwork has been meticulously executed, offering a solid foundation for the new owners to bring their own creative flair. With the first-floor finishes awaiting completion, you have the freedom to select the materials, colours, and textures that speak to you, transforming the space into a true expression of your style and with three significant bedrooms, all with en-suites on this floor, this home really does have it all.

Whilst enjoying privacy and views in this excellent location, the property also has great accessibility with rail services to London from Chipstead Station just a few minutes' walk away and faster services from nearby Coulsdon South station.

The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within easy reach of several renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

There are a few local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom are all within easy reach offering more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its village pond, local pub-restaurants, golf club and many sports and village clubs, all encompassed by abundant open countryside.

Tenure: Freehold  
Council Tax: G





### Greensleeves

Total Area: 4629 SQ FT • 430.07 SQ M  
 (Including Eaves Storage, Garage1 & Garage2)  
 Eaves Storage Area : 421 SQ FT • 39.09 SQ M  
 Garage1 & Garage2 Area : 434 SQ FT • 40.34 SQ M  
 Workshop Area : xxx SQ FT • xx.xx SQ M



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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

