Hogscross Lane, Coulsdon, Surrey

Offers In Excess Of £850,000 - Freehold

WILLIAMS
HARLOW

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Tucked away on Hogscross Lane in the charming village of Chipstead, Coulsdon, this delightful period cottage has been thoughtfully extended to provide a spacious family home. With four well-proportioned bedrooms, this property offers ample room for both relaxation and privacy, making it ideal for families or those seeking extra space.

The heart of the home is a welcoming reception room that exudes character and warmth, perfect for entertaining guests or enjoying quiet evenings in. The two modern bathrooms ensure convenience for all residents, catering to the needs of a busy household.

One of the standout features of this property is the stunning views that surround it, providing a picturesque backdrop to daily life. Whether you are enjoying a morning coffee or unwinding after a long day, the scenic vistas are sure to enhance your living experience.

This charming cottage combines period features with contemporary living, creating a unique and inviting atmosphere. With its prime location in a sought-after area, this home is not just a place to live, but a lifestyle choice that offers both comfort and beauty. Do not miss the opportunity to make this exceptional property your own.

THE PROPERTY

This handsome character detached property offers accommodation over two floors. The large entrance hall provides access to the open plan kitchen/dining/sitting room and bedroom four both which enjoy south easterly views over the rear garden and open countryside beyond. The kitchen/dining/sitting room is a real standout feature of the home and has been re-fitted by the present owners with all integral appliances, however, still offers potential for further modernisation. To the ground floor there is also a shower room plus a separate WC. To the first floor there are three generous double bedrooms plus a family bathroom.

OUTSIDE SPACE

The property sits on a generous plot of nearly 0.2 acres with wraparound gardens. There is a level paved patio area directly to the rear with steps down to an area of level lawn with stunning views over countryside and woodlands beyond. All offers a great degree of privacy and there are multiple storage sheds all with power and lighting. The driveway provides off street parking for up to four vehicles.

THE LOCAL AREA

The property is located in a superb semi-rural area surrounded by miles of open countryside yet with the convenience of local amenities nearby at Chipstead Parade shops, excellent local schools and Chipstead train station with direct routes to London. The area offers excellent transport connections by rail to London and other routes, alongside easy access to the A217 and M25 networks. Banstead Village and the towns of Coulsdon and Purley all offer a thriving High Street with plenty of independent shops as well as national chains, excellent schooling and vast open green spaces. The area is relaxed in a peaceful neighbourhood which allow you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
Smitham Primary School - Ages 4-11
Woodcote Primary School - Ages 4-11
Keston Primary School - Ages 4-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18
Oasis Academy Coulsdon - Ages 11-18

LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Purley to London Victoria - 15 minutes
Purley to London Bridge - 23 minutes

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Chipstead, via Purley to London Bridge - 51 minutes
Woodmansterne, via Purley to London Bridge - 45 minutes approximately
Chipstead to Tattenham Corner - 13 minutes

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
405 Coulsdon South to West Croydon

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

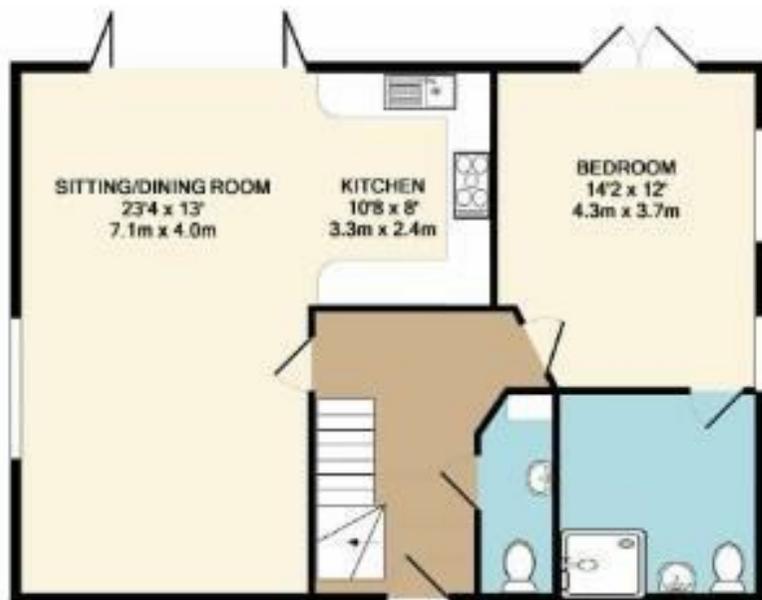Reigate & Banstead BAND F £3,537.14 2025/26

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(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

SITTING/DINING ROOM
23'4 x 13'
7.1m x 4.0m

KITCHEN
10'8 x 8'
3.3m x 2.4m

BEDROOM
14'2 x 12'
4.3m x 3.7m

GROUND FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.4 SQ.M.)

BEDROOM 1
16'8 x 12'9
5.1m x 3.9m

BEDROOM 3
12' x 11'
3.7m x 3.4m

BEDROOM 2
16' x 9'2
4.9m x 2.8m

W
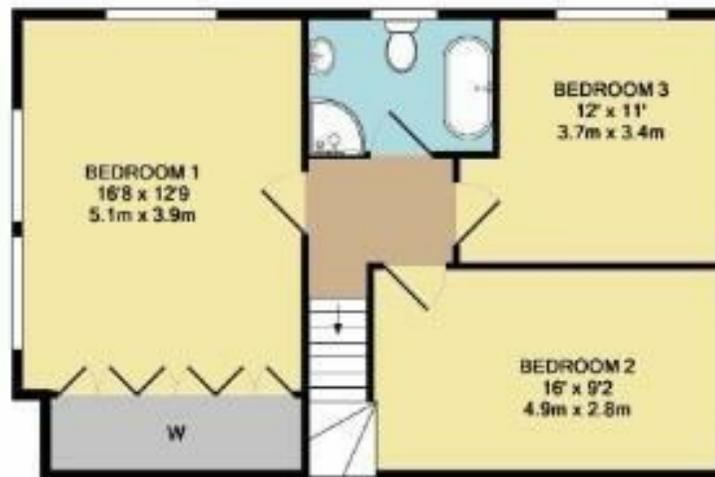
1ST FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1399 SQ.FT. (130.0 SQ.M.)
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