

Fair Dene, Chipstead, Surrey

Offers Over £780,000 - Freehold

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WILLIAMS HARLOW












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Located in the picturesque setting of Hogscross Lane, Chipstead, Coulsdon, this charming semi-detached house offers a delightful blend of period features and modern comforts. Spanning an impressive 1,727 square feet, the property has been sympathetically restored, preserving its character while providing a warm and inviting atmosphere.

The main bedroom has the potential to subdivide into two separate bedrooms and was thoughtfully designed to be so.

Upon entering, you will find three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The period kitchen adds a touch of elegance, making it a delightful space for culinary enthusiasts. The house boasts two generous double bedrooms, each thoughtfully designed to provide comfort and tranquillity. With two well-appointed bathrooms, convenience is at your fingertips.

One of the standout features of this property is the privately owned meadow and woodland area, situated within the stunning Surrey Hills, an Area of Outstanding Natural Beauty. This serene outdoor space offers a perfect retreat for nature lovers and those seeking a peaceful lifestyle.

For those with vehicles, the property has parking for three vehicles, including a double garage with power and lighting, ensuring ample space for both residents and visitors.

This home is not just a place to live; it is a sanctuary that combines the charm of a period property with the beauty of its surroundings. Whether you are looking for a family home or a tranquil retreat, this property is sure to impress.

THE PROPERTY

Located on the outskirts of Chipstead Village this semi detached house was formally part of Fair Dene School which closed its doors in 1984, offers a wealth of period charm alongside modern amenities. The current owner has carried out many upgrades to the property, to a high specification, since their ownership in 2021 to now provide a superb Grade IIc Listed home. Internally the property offers an Amdega conservatory to the front with fine views over the garden plus computer controlled automatic openers added to the two roof lights, with control panel and rain sensor. There are two further reception rooms, dining room and sitting room with an Inglenook fireplace and Reigate stone wall. The kitchen was refurbished and upgraded in 2021 with additional granite worktop and reclaimed oak wall units, underfloor heating plus space for dishwasher and tumble drier, beyond which there is a downstairs WC. The first floor flows well with two double bedrooms both fitted with large storage cupboards, one offers an en-suite shower room, bedroom two has a restored cast iron fireplace and there is a bathroom.

OUTSIDE

The property sits within the Surrey Hills Area of Outstanding Natural Beauty and Chipstead Conservation Area and is accessed via electric gates to the development. Total land area with the house is in the region of 0.9 acre which includes the front garden, own driveway and garden shed, rear flowerbed, main front lawn/meadow and woodland - all awash with spring bulbs and all year-round colour. Residents of the estate have ample parking and own double garage. There is also a communal tennis court.

COMMUNAL AREAS & CHARGES

The communal areas are entrance driveway, electric gates, security entry system (connects to house via the landline), estate road, tennis court, hard standing to garage block/visitor parking and communal grassed areas and boundary hedging not within individual freeholds: typical annual contribution of £600/house, self-managed by the Fair Dene Residents Association.

COMMUNAL TENNIS COURT

Power washed and repainted in Summer 2023.

LOCAL AREA

The home enjoys a peaceful semi-rural setting but still very close to Chipstead Village offering a theatre, church, bowling club, picturesque pond, and a traditional public house plus local shops at Chipstead Station Parade. Further shopping with a wider range of facilities can be found within a 10 minute drive in Banstead, Coulsdon and Reigate. There are excellent local schools nearby and Surrey County Council offers free collection and drop-off transport from/to home of school age children to state schools in Reigate. Great transport links are nearby including the M25/M23 junction which is just a 5 minute drive away. London Gatwick Airport can be reached in around 15 minutes and you are surrounded by a good choice of train stations with direct services to London within 30 minutes.

LOCAL SCHOOLS

Chipstead Valley Primary School – Ages 2-11
Serenity School, Independent - Ages 11-19
Royal Alexandra & Albert School - Ages 7-18
Merstham Primary School - Ages 2-11
Woodcote Primary School - Ages 4-11
Woodcote High School - Ages 11-18
Woodmansterne Primary School – Ages 4-11
The Beacon School Secondary School – Ages 11-16

LOCAL TRAINS

Coulsdon South to London Bridge - 21 minutes
Coulsdon South to London Victoria – 30 minutes
Chipstead or Woodmansterne – London Bridge and London Victoria – Approx. 42 minutes
Merstham to Horsham - Approx. 39 minutes
Coulsdon South to Horsham – 45 minutes

ENHANCEMENT & STAGING DISCLAIMER

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WHY WILLIAMS HARLOW

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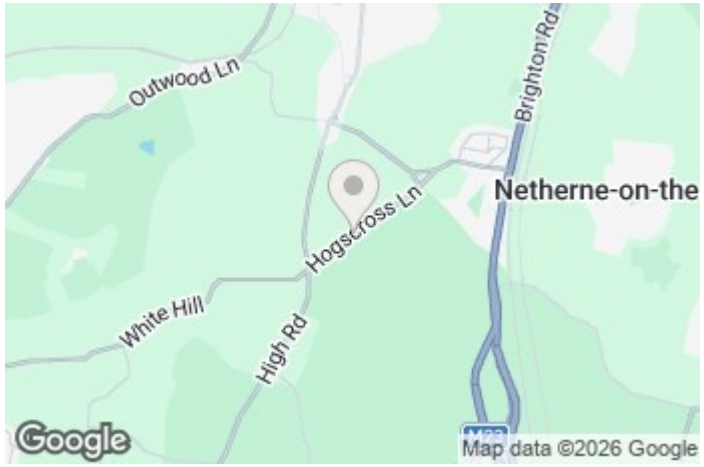
COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



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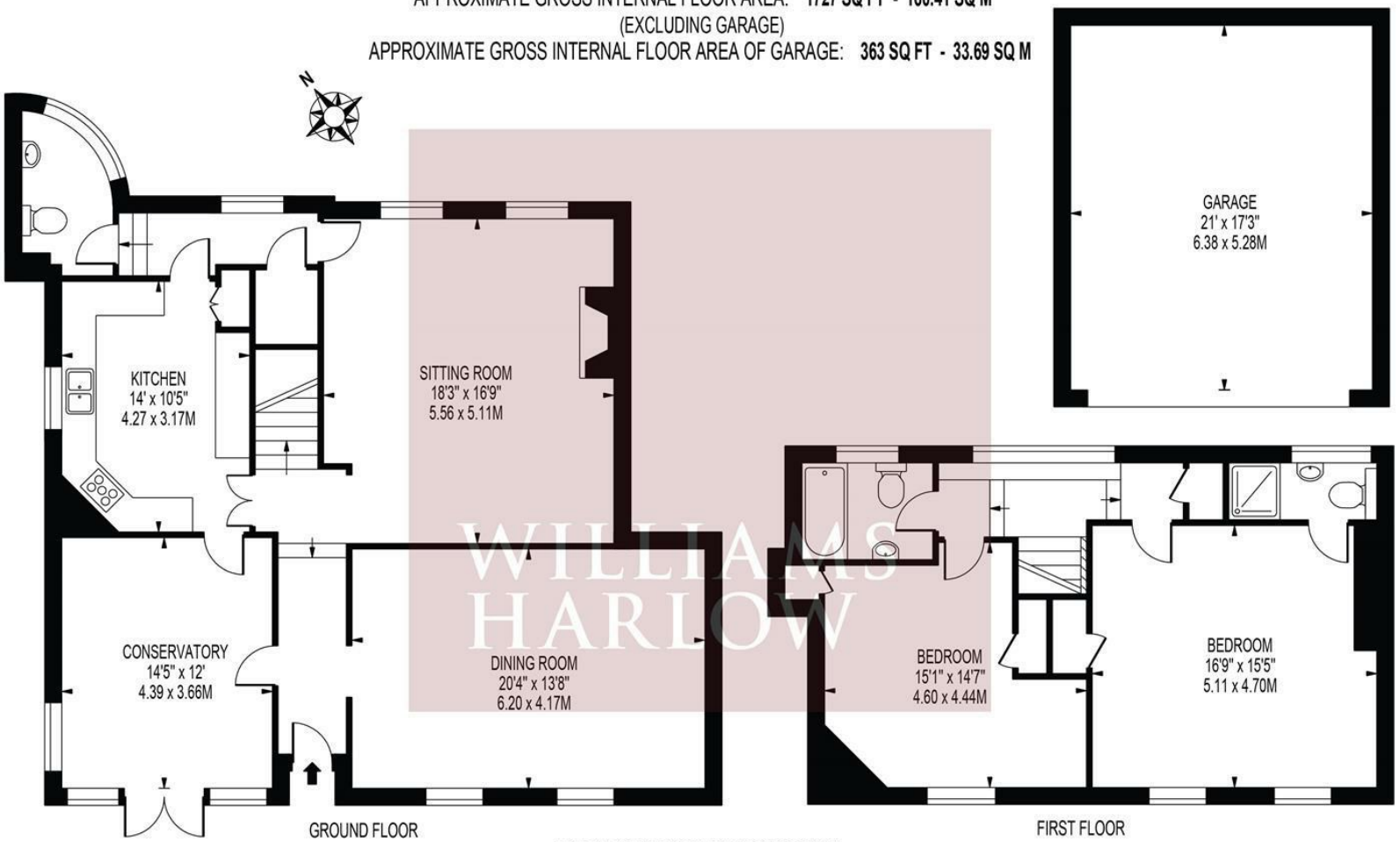
PARKSIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1727 SQ FT - 160.41 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **363 SQ FT - 33.69 SQ M**



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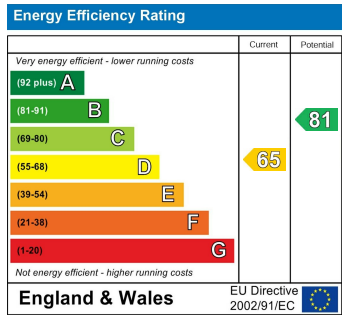

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