

Fair Dene, Chipstead, Surrey

Offers Over £780,000 - Freehold

2 2 3

WILLIAMS HARLOW












MILLERS
MILLERS
MILLERS











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.

There main bedroom has the potential to subdivide into two separate bedrooms. This bedroom was thoughtfully designed to be two separate bedrooms.

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 includes parking for three vehicles, including a double garage, 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 area of 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 – Approx. 42 minutes
Merstham to Horsham - Approx. 39 minutes
Coulsdon South to Horsham – 45 minutes

ENHANCEMENT & STAGING DISCLAIMER

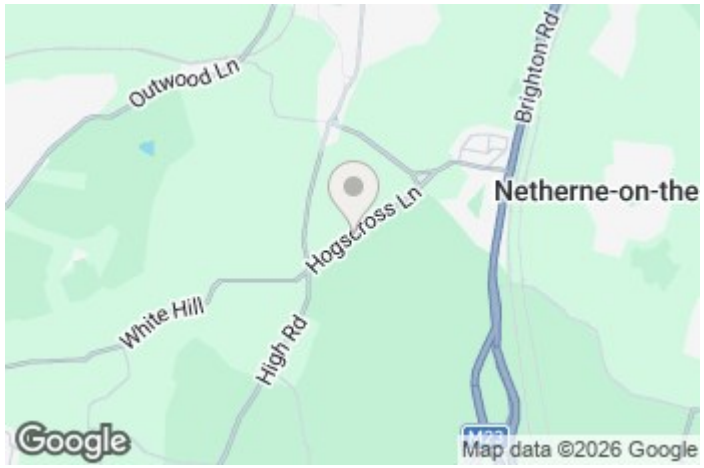
Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

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 £3,691.80 2026/27



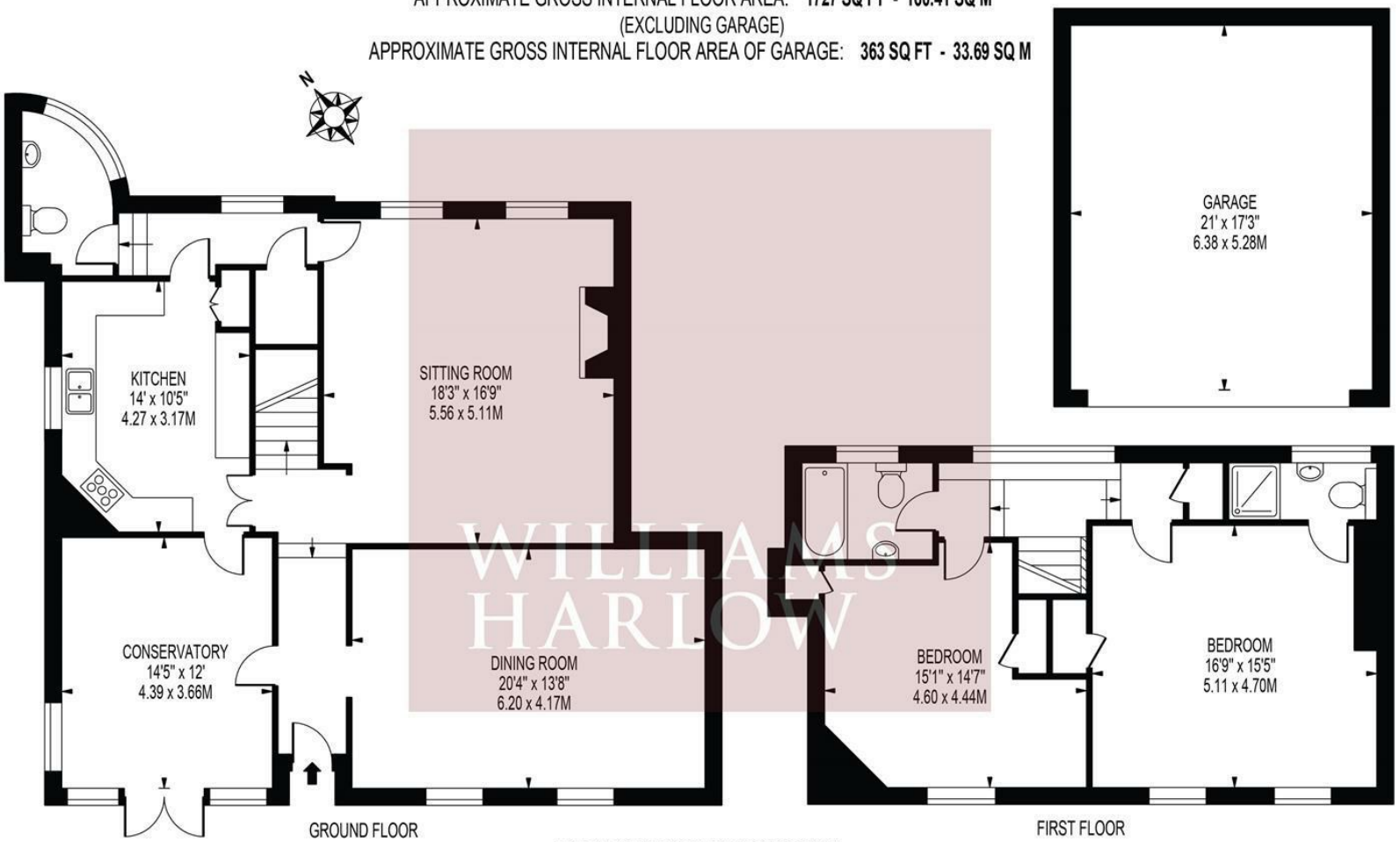
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

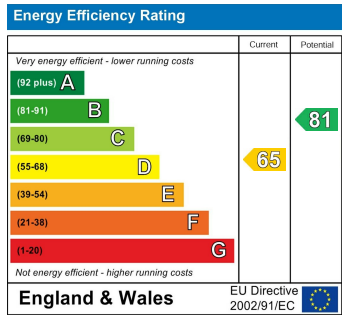
PARKSIDE

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**



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 OR 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.



WILLIAMS HARLOW