

The PERSONAL Agent

Walpole Avenue, Chipstead

Guide Price £1,500,000

Walpole Avenue

Chipstead, Coulsdon

- Elegant 1920s Arts and Crafts home
- Prestigious Walpole Avenue location
- Beautifully refurbished with period charm
- Spacious reception rooms with valley views
- Approx. half an acre of landscaped gardens
- Secluded west-facing garden
- Fully equipped self-contained annex
- Walking distance to station and village amenities

An exceptional 1920s Arts and Crafts residence set along one of Chipstead's most prestigious roads.

The Grey Cottage combines timeless period charm with extensive refurbishment, generous accommodation and stunning valley views.

Occupying approximately half an acre of beautifully landscaped gardens, the property further benefits from a fully equipped self-contained annex, detached garage and a superb location within walking distance of Chipstead station and village amenities.











Description

A truly distinguished example of 1920s Arts and Crafts architecture, The Grey Cottage is a home of considerable charm and distinction, having undergone an extensive programme of refurbishment while carefully preserving its rich period heritage and wealth of original features.

Generously proportioned interiors are complemented by an abundance of character, with principal reception rooms framing breathtaking panoramic views across the valley towards Banstead Woods.

Set within approximately half an acre of beautifully curated grounds, the gardens have been meticulously landscaped to reflect the property's architectural heritage.

Mature, well-stocked borders provide year-round interest, while expansive York stone terraces create elegant spaces for outdoor entertaining.

Beyond, a generous lower lawn offers a wonderful sense of openness, all enclosed within a naturally secluded setting. The desirable westerly aspect ensures the grounds enjoy an abundance of afternoon and evening sunshine.



Walpole Avenue is widely regarded as one of Chipstead's most prestigious residential addresses, with The Grey Cottage occupying an enviable position approximately midway along the road's westerly side.

The setting combines the tranquillity of an established residential enclave with exceptional convenience, with Chipstead station and the village's local shops both within a comfortable walking distance.

From here, regular rail services provide access to London in approximately 35 minutes, while faster connections are available from Coulsdon South, around two miles away.

The surrounding area is equally appealing, with attractive open countryside close at hand.

Retaining its distinctly rural charm, Chipstead village offers a good range of local amenities, including a theatre, cricket and rugby clubs, a tennis and padel club, a football club and a bowls club.

A selection of welcoming local pubs and well regarded schools further enhances the village's appeal.

For those travelling further afield, the M25 and M23 is readily accessible via Junction 7 at Merstham or Junction 8 at Reigate Hill, providing convenient connections to both Gatwick and Heathrow airports, as well as the wider motorway network.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









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The Grey Cottage

Total Area: 3165 SQ FT • 294.06 SQ M
(Including Garage, Eaves Storage & Restricted Height Area)
Garage Area : 277 SQ FT • 25.78 SQ M
Eaves Storage & Restricted Height Area : 243 SQ FT • 22.60 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 inpspection, 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/