



"Patronica" Outwood Lane, Chipstead, CR5 3NG

Guide price £750,000



**WH WATSON HOMES**  
Estate Agents

# "Patronica" Outwood Lane, Chipstead , CR5 3NG

**\*STUNNING SCENIC VIEWS\*** A great opportunity to own this superbly presented three bedroom detached family home, set in a beautiful semi rural location in Chipstead with stunning scenic views over open fields and local woodlands. This wonderful property is ready to move straight into and is presented in immaculate condition throughout with a modern and bright interior. On the ground floor you will find a homely lounge with an open fire, and an extended kitchen diner which provides a great social setting to entertain family and friends. There is also the benefit of a downstairs WC and utility room with access to the rear garden. Upstairs there are three double bedrooms, two luxury bathrooms, and a spacious hallway with space for a home office. Outside the property, there is a well maintained rear garden with tiered sections of lawn, patio and decking and a large summer house. The front garden provides ample off street parking and there is a converted garage currently used as a hair studio which offers versatile use as a home office, gym or playroom.

The property is ideally situated for those looking for a scenic semi rural setting but close to local facilities. Banstead Village, Kingswood and Chipstead Parade are all easily accessible with a large variety of local shops, cafes and restaurants. A viewing is highly recommended to appreciate the size and space of this lovely property.

## Accommodation

### Entrance Hall

With wood flooring, radiator, custom made under stairs storage cupboards.

### Living Room

Open fireplace, fitted carpet, double glazed bay window to front aspect.

### Open plan Kitchen Dining Room

### Kitchen

Range of modern fitted kitchen units and drawers with solid wood worktops, inset butler sink with chrome mixer tap, integrated oven and grill with induction hob and chrome extractor hood above, integrated dishwasher, tiled splashback, tiled flooring with underfloor heating.

### Dining Area

Radiator, two Velux windows, tiled flooring with underfloor heating, double glazed French doors leading out to garden.

### Utility Room

Fitted units with worktop and space and plumbing with washer and dryer, space for American fridge freezer, radiator, tiled flooring, door leading out to garden, double glazed window to rear aspect.

### Downstairs Cloakroom

With WC, wall mounted wash hand basin, double glazed obscure window to side aspect, built in cupboard housing boiler.

### Stairs to 1st floor hallway

Double glazed window to side aspect, space for home office, radiator, double glazed window to front aspect, fitted carpet.

### Bedroom One

Double glazed window to front aspect, radiator, fitted carpet,

### Bedroom Two

Double glazed window to rear aspect, bespoke fitted wardrobes, radiator, fitted carpet.

### Bathroom

Luxury modern suite comprising of tiled shower cubicle with sliding door, thermostatic shower with rain

shower head and hand shower attachment, enclosed WC and vanity wash hand basin with chrome mixer tap and storage below, part tiled Metro tiled walls, double glazed obscure window to side aspect, wood flooring, extractor fan.

### Stairs to 2nd floor

### Bedroom Three

Double glazed windows to front and side aspect, radiator, Velux window, bespoke built in wardrobes, fitted carpet.

### En Suite Bathroom

Free standing claw foot roll top bath tub with Victorian style chrome taps and shower attachment, WC, vanity wash hand basin with storage below, shaver point, double glazed obscure window to side aspect, chequered decorative vinyl floor, heated chrome towel rail.

### Outside

### Front garden

Large front garden with lawn area, gravelled drive with off street parking for multiple cars, converted garage with flexible use (currently used as a hair studio) with power, light, water supply and WC,

### Rear Garden

Tiered garden with elevated sections of lawn, raised border with plants, decking area with summer house, gate providing side access, outside tap, paved patio area.

### Summer House

With power and light, hard wired internet, verstaile use as a home office, games room or home gym.

## BUYER'S INFORMATION

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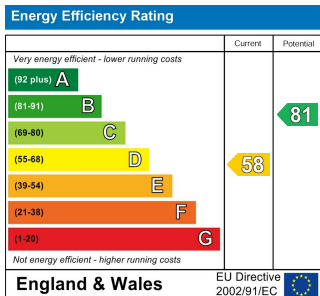


## Floor Plan



## Additional Information

- Vendor lived there since 2019 - both ground floor rear extension and loft conversion were done by previous owners.
- Boiler in downstairs WC cupboard - was installed when extension was done (approx 2016)
- Underfloor heating in kitchen/diner, integrated dishwasher
- Open fireplace in front room
- 1st floor bathroom renovated approx 3 yrs ago
- Office space created in 1st floor hallway.
- Top floor bedroom, was originally two small bedrooms and vendor converted back to one large bedroom with dressing area and built in cupboards.
- Summer house has power and light, dog cages in garden will be going. Original garage at front has been converted into a hair salon, has a WC and sink.
- Really nice community in the road.



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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