

STONE



*High Road CR5*

£1,300,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Doggetts offers something increasingly rare: a beautifully presented family home with genuine countryside character, excellent connections, and room to live well. Discreetly positioned in this sought-after corner of Chipstead, its flint and brick elevations speak to a vernacular tradition that feels entirely at home in this part of Surrey. Charcoal grey-framed casement windows set against red brick quoins soften the façade, while an oversized oak dormer porch shelters a traditional front door, creating a sense of arrival that feels both grounded and welcoming.

Inside, a broad entrance hall sets the tone. Painted in warm, earthy neutrals and centred around a characterful oak staircase, it is the sort of space that naturally gathers daily life, a bench for shoes, coats hung ready for the next walk, and cottage doors leading off to the principal rooms.

The sitting room stretches across the house in a generous dual-aspect layout, anchored by a stone fireplace with a working log burner, promising cosy evenings as the seasons turn. In summer, bifold doors open fully onto a raised deck that runs the length of the rear elevation, drawing the west facing garden and house into one continuous living space. A second reception space holds a cosy snug, with double doors onto the garden.



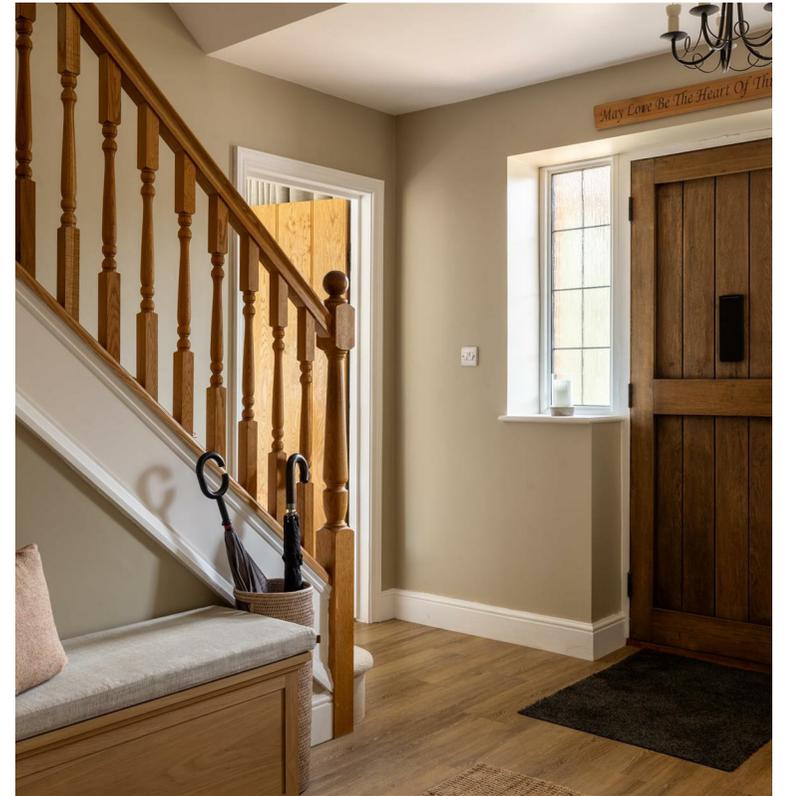
The kitchen and breakfast room form the natural hub of the home. Arranged around a central island with bar seating, it is designed for conversation, morning coffee, homework at the counter, friends gathered late into the evening. Shaker cabinetry and tongue-and-groove end panels give the room quiet craftsmanship, while white worktops and pale walls keep the space bright and easy to live with. A dining area sits beside bifold doors, making outdoor meals effortless when the weather allows.

Beyond the decking, the garden unfolds as a verdant and private retreat. A wide lawn stretches away, edged by mature planting that shifts through the seasons. A winding path draws you gently towards the far end, where an old stable block provides practical storage. The insulated Summer house offers a shaded hideaway — equally suited to an artist's studio, a home office, or simply a quiet afternoon with a book, with electrics already installed.

Upstairs, three generous double bedrooms occupy the first floor. The principal bedroom enjoys a dual aspect, drawing in light throughout the day and framing leafy views beyond the garden. A modern ensuite shower room and separate dressing room add everyday ease. Two further spacious bedrooms share a contemporary family bathroom, completing a layout that feels both comfortable and considered.







High Road is a long, winding lane connecting Chipstead with neighbouring towns including Banstead, Kingswood and Reigate. Enjoying a distinctly semi-rural setting while remaining exceptionally well connected, Doggetts sits within reach of well-regarded local schools, village amenities and expansive green spaces, making this part of Chipstead particularly appealing for families seeking both breathing room and everyday convenience.

Despite its peaceful setting, Doggetts sits less than ten minutes from Junction 8 of the M25, placing Surrey's towns, Kent, the south coast and beyond within easy reach. For commuters, Chipstead station is around a fifteen minute walk away, providing direct services to London Bridge, while Coulsdon South station, just a five minute drive, offers fast connections into London Victoria.

The White Hart is within walking distance, a much-loved local for relaxed lunches and evening drinks, while nearby green spaces host a range of sports clubs including Chipstead tennis, football, rugby and bowling clubs. Chipstead Meads is a stroll away and countryside walks, with Banstead Woods a local favourite for long weekend walks, often finished with a traditional roast at The Ramblers Rest.

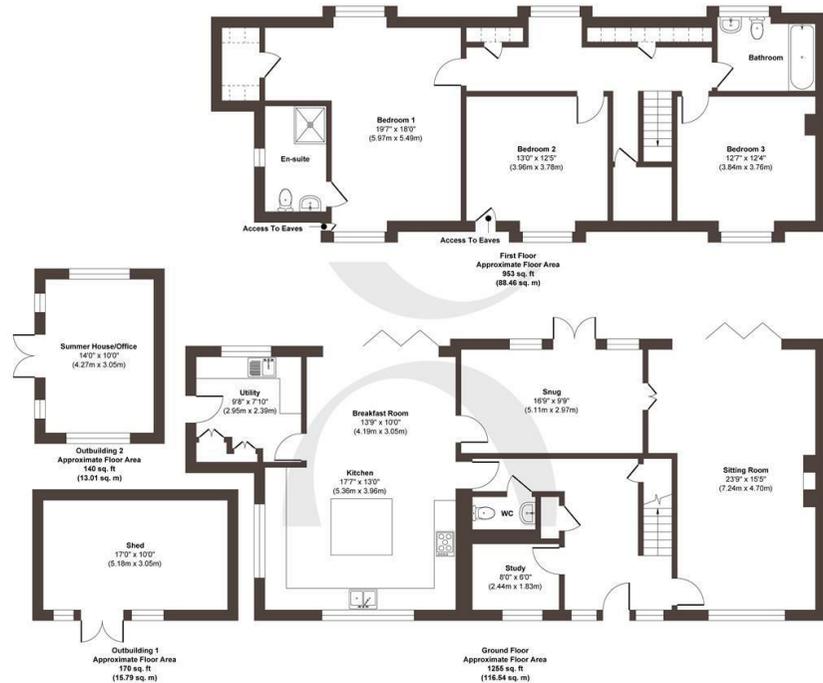






## The Details

- Beautifully presented three bedroom detached house
- Soft, natural tones paired with quality finishes that quietly elevate the interiors
- Spacious dual-aspect reception room with a striking stone fireplace and log burner, and garden access
- Bright, sociable kitchen centred around a generous island
- A cosy snug looks out across the garden for quieter moments
- The utility room keeps laundry and additional preparation areas neatly out of sight, with external access ideal after muddy walks or garden days
- A dedicated study offers a calm place to work from home
- A large established garden and generous driveway



**Approx. Gross Internal Floor Area 2518 sq. ft / 233.80 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

Size  
Approx 2518.00 sqft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
F



STONE

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