

# CHIPSTEAD, SURREY

Amidst enchanting rural seclusion 400 ft. above sea level, facing south, about a mile from Chipstead Station (S.R. Electric) and 18 miles from Charing Cross. 5 minutes walk from Chipstead Golf Course.

---

## A most desirable FREEHOLD PROPERTY

KNOWN AS

### “The Grange”

set well back from the road, approached by carriage drive from Hazelwood Lane and containing Lounge Hall, 3 Reception Rooms, 5 Principal Bedrooms, 2 Staff Bedrooms, Dressing Room, Bathroom. Excellent Offices. Conservatory. Telephone.

Electric Light, Gas and Power throughout. Company's Water.

Stabling and Garage.

Gardener's Cottage.

BEAUTIFULLY TIMBERED GROUNDS OVER 3½ ACRES

including 240 feet valuable road frontage

Vacant possession on completion of purchase

To be sold by Auction by

---

## NIGHTINGALE, PAGE & BENNETT

(Amalgamated with White & Sons, Dorking)

---

At the London Auction Mart, 155, Queen Victoria Street, E.C.4

ON

WEDNESDAY, 30th OCTOBER, 1946

at 2.30 p.m. (unless sold privately beforehand)

---

*Vendor's Solicitors:* Messrs. WAINWRIGHT & POLLOCK, O'BRYEN-TAYLOR & Co., 8, Laurence Pountney Hill, London, E.C.4.

Copies of these Particulars, Plan and Photograph may be obtained from the Auctioneers, Messrs. NIGHTINGALE, PAGE & BENNETT, Eagle Chambers, Kingston-on-Thames, and at 18, High Street, Dorking.

'Phone: KINGston 3356-7-8.

PARTICULARS  
OF THE  
Very eligible, moderate size FREEHOLD RESIDENCE  
"The Grange"  
CHIPSTEAD, SURREY

occupying an enviable position amidst some of the most beautiful scenery for which Surrey is noted ; 400 ft. above sea level ; 18 miles from Charing Cross and London Bridge ; 6 miles South of Croydon and 5 miles from Reigate. The Southern Railway Station of Chipstead is about 1 mile from the property. Excellent golfing facilities at the 18 hole Chipstead course within 5 minutes walk, and the famous Walton Heath Club nearby.

*The Residence*

stands well back from the road being approached from Hazelwood Lane by a long carriage drive. It is substantially built of brick with tiled roof, having a pretty creeper-clad elevation, and the great advantage of facing almost due south. The accommodation is conveniently and compactly arranged as follows :—

**On the Ground Floor.** Entered from a tiled loggia are :—

*The Entrance Hall and Lounge*

measuring 17 ft. 9 in.  $\times$  16 ft. with herringbone pattern-oak block floor, tiled fireplace and charming window seat, Lobby with door to garden, cloakroom fitted W.C. Butler's Pantry with tiled floor, teak sink and range of glass and china cupboards.

*Pleasant Morning Room*

measuring 18 ft. (into bay)  $\times$  14 ft. 10 in., fitted fireplace ; casement doors leading on to loggia overlooking gardens.

*Well proportioned Dining Room*

measuring 19 ft. 2 in. (into bay)  $\times$  14 ft. 6 in. with tiled fireplace, wood block flooring. Serving hatch. Door leading to Conservatory.

*Pretty Drawing Room*

measuring 20 ft. 8 in. (into bay)  $\times$  17 ft. 9 in. with herringbone wood block flooring ; handsome fireplace in inglenook with 2 corner fireside seats, overmantel with bevelled mirror and two glazed china display cabinets. Charming window seat in bay.

*The Principal Bedroom Accommodation*

is all on one floor and is as follows :—

**Front Bedroom No. 1.**—18 ft. 4 in. (into bay)  $\times$  14 ft. 6 in., fitted fireplace and door to adjoining **Dressing Room** having door on to balcony overlooking garden.

**Back Bedroom No. 2.**—14 ft. 7 in.  $\times$  14 ft. 6 in., fitted fireplace and built-in cupboard.

**Back Bedroom No. 3.**—17 ft. 1 in. (into bay)  $\times$  14 ft. 4 in., fitted fireplace and built-in cupboard. Telephone.

**Front Bedroom No. 4.**—15 ft. 9 in.  $\times$  14 ft. 5 in., fitted fireplace.

**Middle Front Bedroom No. 5.**—12 ft. 4 in.  $\times$  10 ft. 7 in., fitted fireplace and wardrobe cupboard.

**Bathroom.**—Fitted bath, wash basin and W.C.

### *Two Staff Bedrooms*

and spacious box room completely shut off from the rest of the house.

### *The Domestic Offices*

comprise well lighted **Kitchen** 16 ft. 7 in. (into bay) × 13 ft. 6 in., fitted "Ideal" domestic boiler No. 2A, dresser and cupboards. Scullery with tiled floor, sink and copper. Larder with tiled floor. Coal house, Wine cellar.

### *Lighting, Water Supply, Drainage, etc.*

Electric light, power and gas for which there are points in all principal rooms is supplied by the County of London Electricity Supply Co. Ltd., Coulsdon, and the East Surrey Gas Co., Redhill. Main water supply by the East Surrey Water Co., Redhill. The drainage is on the modern cesspool principle.

Post Office telephone connected (Downland 229).

### *Stable and Garage Premises*

On the south side a short distance from the house is a range of brick and tiled outbuildings comprising garage, stabling, 2 loose boxes.

### *The Gardener's Cottage*

Standing close to the entrance drive on the north side comprises a timber and tiled bungalow on brick foundations containing 2 bedrooms, living room and kitchen at present let to Mr. Johnson on a weekly tenancy at 18s. per week inclusive.

### *The Pleasure Gardens and Grounds*

are splendidly timbered and form a fine setting for the residence. Disposed of in ornamental lawns, rose beds and flower borders, and a profusion of evergreen and deciduous trees and shrubs which afford complete seclusion from the roads and adjoining properties. There is a small orchard and extensive kitchen garden and the remainder of the grounds are disposed in

### *The Paddock*

on the east side containing about 1.644 acres with **valuable frontages of 240 feet or thereabouts to High Road, Chipstead**, which is zoned for shop development and is so situated that it could be sold without in any way detracting from the residential amenities of the property. The total area of the property comprising about

### *Three and one third acres*

and is of Freehold Tenure.

### *Vacant Possession*

on completion of purchase (with the exception of the Gardener's Cottage, which is sold subject to the existing tenancy).