



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA 2044 SQ.FT (190 SQ.M)

HOGSCROSS LANE, CR5



CHRISTIES ARE DELIGHTED TO OFFER THIS ELEGANT, SUBSTANTIAL CENTRAL PORTION OF A GRADE II LISTED PROPERTY KNOWN AS FAIR DENE, FORMALLY AN INDEPENDENT SCHOOL SET IN GLORIOUS GROUNDS, BEHIND SECURITY GATES IN CHIPSTEAD, SURREY.

THIS FOUR-BEDROOM HOUSE IS ARRANGED OVER TWO FLOORS AND OFFERS WELL-PROPORTIONED ACCOMMODATION THROUGHOUT BENEFITTING FROM HIGH CEILINGS, ORIGINAL CORNICING, ARCHITRAVES, AND PERIOD FEATURES TYPICAL OF THE ERA.

THE GLORIOUS RECEPTION/DINING ROOM MEASURING 35'9" X 21'10" WAS PREVIOUSLY THE MAIN BALLET STUDIO AND IS THE ABSOLUTE "SHOWSTOPPER" OF THIS WONDERFUL HOUSE. WITH ORIGINAL ORNATE FIREPLACE, AN ABUNDANCE OF NATURAL LIGHT FLOODING IN FROM THE PATIO DOORS AND LARGE BAY WINDOW, PLUS ORIGINAL PARQUET FLOORING, THIS ROOM PROVIDES THE PERFECT SPACE FOR ENTERTAINING FRIENDS AND FAMILY.

AN ESTABLISHED LAWNED SECTION OF GARDEN WITH A SCREEN OF FIR TREES TO ONE SIDE AND PATHWAY TO THE OTHER PROVIDES DIRECT ACCESS TO OUTSIDE SPACE. FAIR DENE RESIDENTS HAVE FULL USE OF THE TENNIS COURT. A DOUBLE GARAGE IS LOCATED IN A SEPARATE BLOCK, TOGETHER WITH ALLOCATED PRIVATE PARKING FOR ONE VEHICLE TO THE FRONT OF THE HOUSE.

- CENTRAL PORTION IN GRADE II LISTED BUILDING
- PRINCIPAL RECEPTION ROOM 35'10" X 21'10"
- COMMUNAL GROUNDS WITH TENNIS COURT
- COUNCIL TAX BAND G
- EPC RATING D

