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The Orchard Garden Walk

Coulson, CR5 3RE

This Beautiful 3,027 sq.ft. / 281 sq.mtrs five bedroom family home nestled within a private road with countryside views and aptly named, The Orchard. This magnificent, gated residence sits on a substantial plot with stunning gardens and an abundance of entertaining and living space offering versatility. Available for the first time since its construction in 1980 with one owner for almost 45 years.

Guide Price £1,300,000

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Coulsdon, CR5 3RE



Arriving through the iron gates you are greeted by an imposing traditional red brick exterior which is gorgeous in its design with a large driveway with parking for at least five cars and double garage.

As you enter you will be taken back by the impressive grand entrance hall. There are two cloakrooms downstairs, home office as well as ample storage space. The spacious open plan kitchen which benefits from views of the beautifully tended garden, granite worktops, a range cooker and integrated appliances. Carry on through the vestibule and you have a very handy utility room and access to the spacious double garage.

Also, on the ground floor just off the kitchen we have a very cosy lounge dining area which in turn provides a great space to enjoy meals. A colossal living room measuring at 11m x 4.39m on the west wing of the house which provides ample space for the entire family to unwind and enjoy quality time together. With a remote-controlled feature fireplace, panoramic views of the garden and French doors that open up on to the gorgeous patio area with white porcelain tiles and seating area. The perfect spot to enjoy a glass of wine with friends. The generous garden boasts mature trees, fine kept lawn and side access and enjoys the sun all day.

Upstairs we have a large landing which allows for tons of natural light which flows through the house, four large double bedrooms and smaller single bedroom. Two generous guest rooms share a beautiful bathroom with full sized bath, bedroom three with its own ensuite shower room and the very spacious master bedroom which enjoys views out on to the garden, en suite with full sized bath, integrated television, fully tiled with modern grey and a large dressing room with fitted wardrobes which could also be used a single bedroom. A substantial loft which spans the entire house.

Externally, the property is surrounded by gardens which are laid to lawn with mature hedging and coniferous trees along the border. The driveway provides ample parking and access to the double garage. To the rear, the patio extends across much of the property and provides a brilliant space to host summer parties and entertain guests.

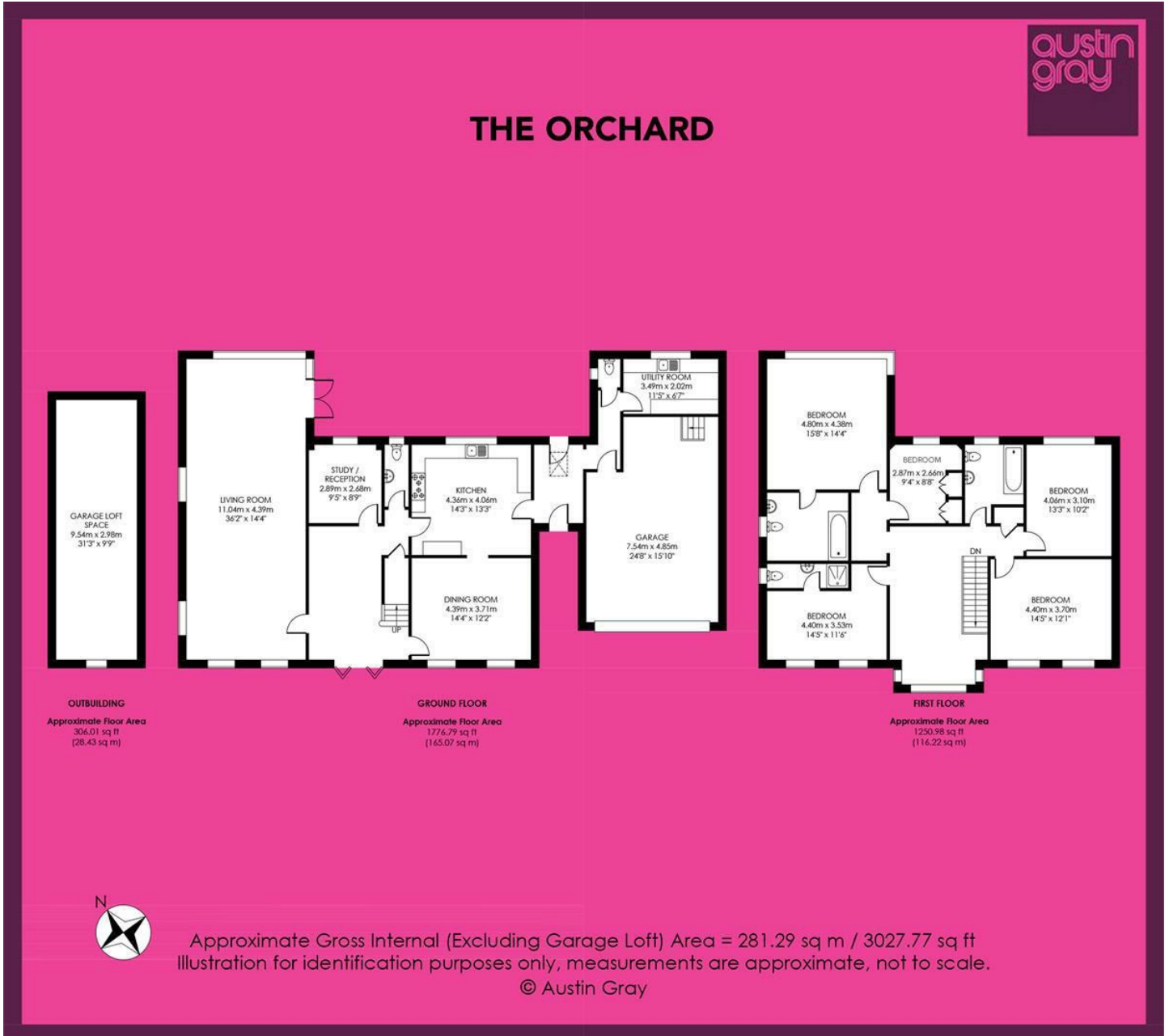
This fabulous property is located on Garden Walk which is accessed via Broad Walk and is within easy access of regular bus routes providing good connections to the surrounding area, with Coulsdon South and Chipstead Within easy reach for rail connections into central London & Gatwick Airport.

The A23 provides useful connections to both the M23 and M25 for good vehicular access, and the area is well served by excellent local schools and lovely open spaces including nearby Happy Valley Park and Farthing Downs.

Under the Estate Agents Act 1979 the vendor of this property is related to a member of staff employed by Austin Gray.



Floor Plan



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**Council Tax
Band: G**

Energy Efficiency Rating		
	Current	Potential
105-120 kWh/m²/yr A		
81-104 kWh/m²/yr B		
66-80 kWh/m²/yr C		
55-65 kWh/m²/yr D		
45-54 kWh/m²/yr E		
35-44 kWh/m²/yr F		
25-34 kWh/m²/yr G		
Below 25 kWh/m²/yr Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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