

Kennedys'

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Ranworth, Starrock Lane
Chipstead
CR5 3QD

Spacious 4 bedroomed homes with all Ranworth has to offer are a rare find; make sure you don't miss out on this well presented beauty with one of the best family gardens around.

£1,750,000



4



3



3



4+



- Detached family home
- Modern family kitchen with doors to garden
- Large garden with Summer house
- Detached garage
- Main and 2nd bedrooms ensuite
- Separate dining room
- Close to village amenities and train stations
- Viewing by appointment only



PROPERTY DESCRIPTION

What does your families next home look like? Is it detached, beautifully presented, with a detached garage and garden studio all on a large private plot of just under half an acre? Is the outdoor kitchen as beautiful and well equipped as the indoor kitchen? Is it right in the heart of Chipstead village whilst being tucked away down a quiet country lane? If the answer was yes to any of the above, allow me to introduce you to Ranworth.

Upon entering you are welcomed into a spacious hallway leading to the principal living areas. The sitting room is bright and inviting, with dual-aspect windows allowing natural light to flood the space, and bi-folding doors to the rear. A formal dining room provides an elegant setting for entertaining, while the playroom or study offers versatility for a home office or additional reception room. The heart of the home is the impressive open-plan kitchen, breakfast and family area, featuring a central island, high-quality appliances, and bi-folding doors opening onto the garden, creating a seamless flow between indoor and outdoor living. A well-equipped utility room and a downstairs WC complete the ground floor.

Upstairs, the main bedroom is a true retreat, complete with a luxurious en-suite and views over the garden via your very own Juliette balcony. Bedroom two also benefits from its own en-suite, making it ideal for guests or older children. The two further bedrooms, both generously proportioned, are served by a stylish family bathroom.







PROPERTY DESCRIPTION



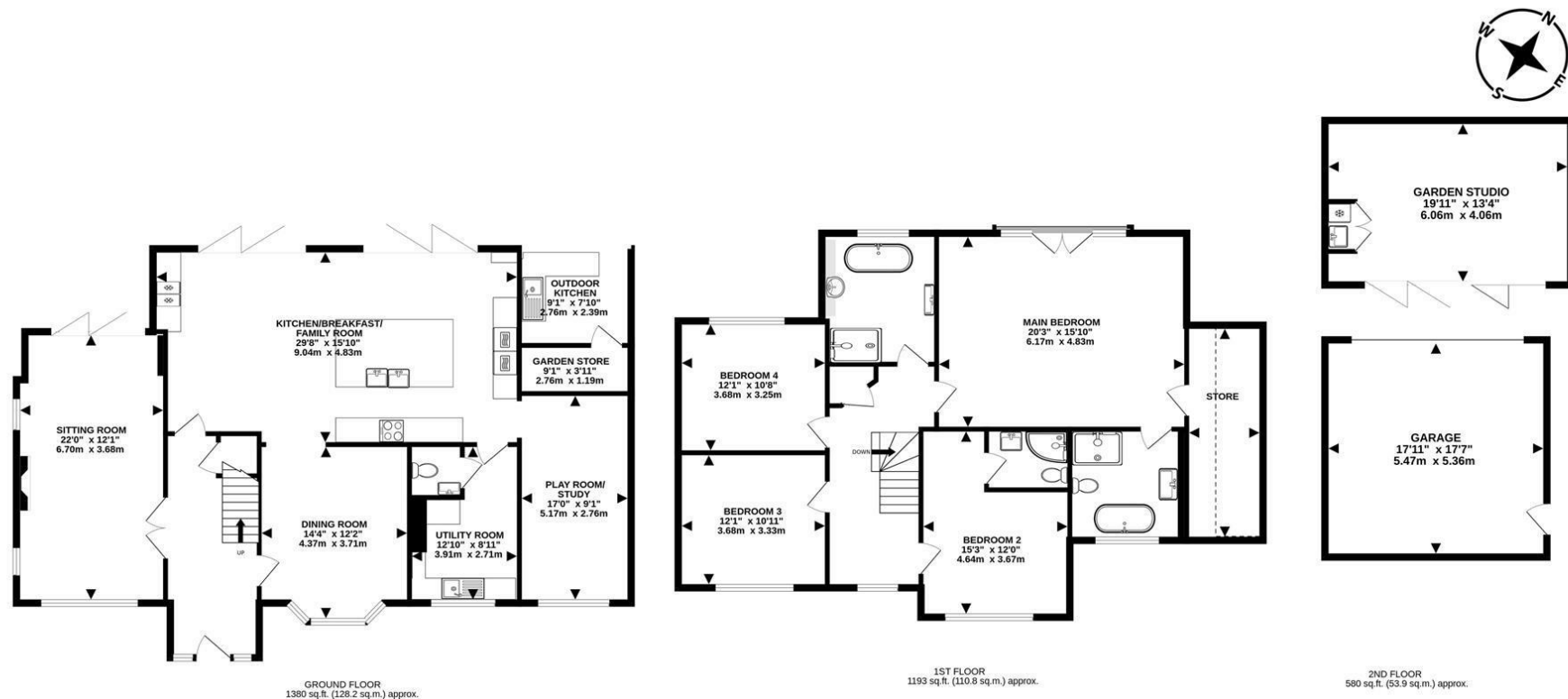
The current owners have also taken the time to make Ranworth a "Smart" home with the benefits of cat 5e cabling, Nest heating systems and Lutron mood lighting throughout.

The outdoor space is just as impressive as the interior. The beautifully maintained garden extends to the rear, providing a vast lawned area, perfect for families to enjoy. A purpose-built outdoor kitchen makes alfresco dining effortless, while a sheltered bar and log store add to the entertaining options. Towards the far end of the garden, a high-quality garden studio offers a peaceful and private space, ideal for a home office, gym, or creative studio. Beyond the main garden, a secluded section, separated by mature hedging, is dedicated to garden maintenance, featuring raised vegetable beds and additional storage. At the front of the property, a detached garage provides secure parking and extra storage.

Chipstead village is very well connected, so trips to London etc are within easy reach, however Coulsdon South is also only a short drive and offers fast trains into London. The parade of shops provides post office, vets, Independent wine store and bistro along with local independent traders whilst more comprehensive shopping and leisure facilities can be found in both in Banstead Village or nearby Coulsdon. Schooling is well provided for in both State and Private sectors and there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club. The house is only a short walk from the White Heart pub, a favourite with the locals, and the Courtyard Theatre, a local community gem which celebrated it's centenary in 2024.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817718.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 plus)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

MAIN HOUSE 239 SQ.M (2573 SQ.FT) OUTBUILDINGS 53.9 SQ.M (580 SQ.FT)

TOTAL FLOOR AREA : 3153 sq.ft. (292.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

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