

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

The Knoll, Starrock Lane  
Coulsdon  
CR5 3QD

Set within a generous plot on one of Chipstead's most desirable roads Starrock Lane, this substantial detached residence built in 2017 offers an exceptional balance of elegant reception space, versatile family accommodation, and 5 beautifully proportioned bedrooms, all arranged over two floors and extending to just under 3,800 sq.ft, with the addition of a detached double garage.

£1,950,000



5



4



4



5

- Five generous bedrooms
- Formal dining room
- Welcoming entrance hall
- Detached double garage

- Open plan kitchen hub
- Spacious reception rooms
- Garden facing bifolds
- Close to village amenities and train stations





# PROPERTY DESCRIPTION

The home is approached via a welcoming storm porch that leads into a spacious entrance hall, giving an immediate sense of the scale on offer. To one side, a formal dining room provides an ideal setting for entertaining, while opposite sits a study, perfectly suited to those who work from home.

The main reception room is a generously proportioned sitting room, positioned to the rear of the house and designed as a comfortable and versatile living space. Complementing this, a separate utility room sits conveniently beside the kitchen, providing both practicality and garden access. At the heart of the property lies the kitchen/breakfast/family room (33'4 x 17'11), an outstanding open-plan space designed with modern living in mind. A large central island forms the centrepiece, with ample room for dining and seating areas, creating a sociable hub for family and guests alike. Expansive bifold doors open fully to the garden, allowing light to flood the space and providing a seamless connection between indoors and outdoors.

The first floor continues the sense of scale, with five well-balanced bedrooms arranged around a broad landing. The main bedroom suite (15'11 x 15'2) offers a true retreat, complete with its own dressing room and a private en-suite bathroom. The second and third bedrooms are both notably spacious, with one benefitting from en-suite facilities, while the fourth and fifth bedrooms are served by a family bathroom, ensuring ample provision for a busy household. Far reaching views can be admired over Surrey towards London from the main bedroom and guest suite.

Outside, the property is set within a large, mature plot that offers both privacy and scope for outdoor living. The detached double garage (19'8 x 19'6) sits to the front of the property, providing secure parking and useful storage.







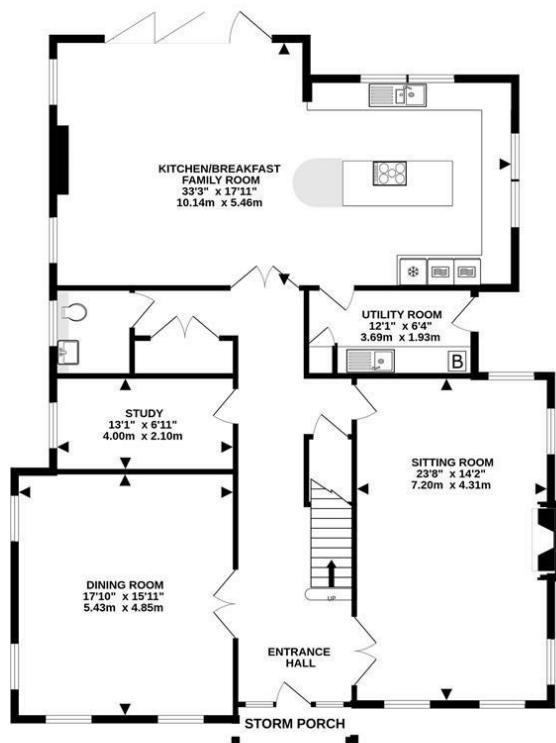


# PROPERTY DESCRIPTION

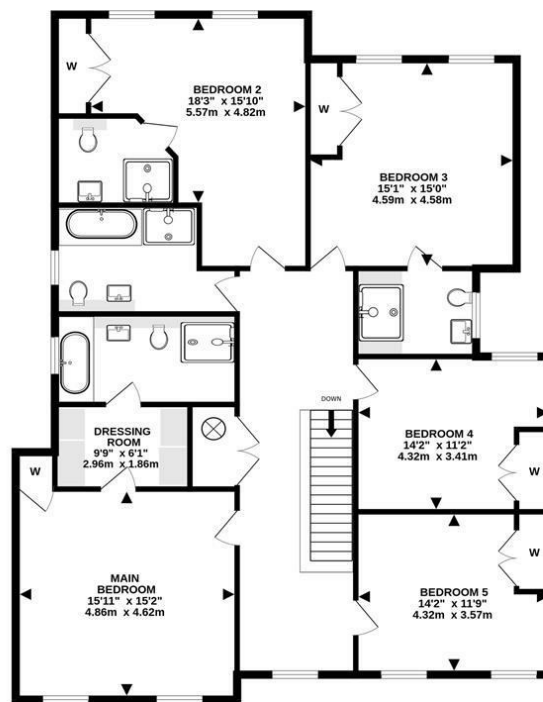
This is a rare opportunity to acquire a home that not only delivers in terms of sheer space and versatility, but also occupies a privileged position in one of Chipstead's most sought-after locations — a road renowned for its generous plots, leafy setting, and convenient access to both the village and surrounding countryside.

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.

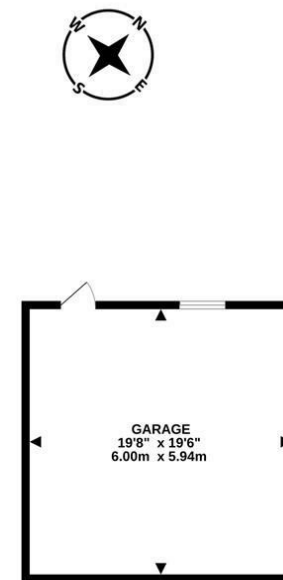
For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718.



GROUND FLOOR  
1711 sq.ft. (159.0 sq.m.) approx.



1ST FLOOR  
1690 sq.ft. (157.0 sq.m.) approx.



GARAGE  
384 sq.ft. (35.7 sq.m.) approx.

TOTAL FLOOR AREA : 3785 sq.ft. (351.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 88      | 95        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

# The Knoll, Starrock Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: B

COUNCIL: Reigate & Banstead

TAX BAND: H

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT