



Available for the first time in over 60 years

exclusive to

**SAUNDERS**

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## Starrock Lane Chipstead CR5 3QD

London 16 miles  
Banstead Village 3 miles Reigate 6 miles Coulsdon 2 miles  
London by rail 21 minutes from Coulsdon South (2 miles)  
or 45 minutes from Chipstead (1 mile)  
M25 / M23 intersection 2 miles  
*All times and distances are approximate*

A delightful detached house in almost half an acre, enjoying privacy and tranquillity in this semi-rural lane in the heart of the village.

Available for the first time in over 60 years and offering tremendous potential for updating and substantial extension, subject to planning consent.

**Guide Price £1,250,000**

View by appointment please, arranged exclusively through Richard Saunders and Company  
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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Sun Room ■ Dining Room
- Kitchen-Breakfast Room ■ Utility area ■ Playroom / Garden Room
- 3 Bedrooms ■ Bathroom ■ Separate WC
- Large Garage
- Frontage of 85' ■ Some 180' x 80' Rear Garden
- In all, 0.47 Acre



Individually designed and built in the 1930s, this pretty detached house will offer the next owners its wealth of potential for updating and substantial extension, subject to planning consent. Certainly its plot affords plenty of width and depth and others in this high-value location have been extended in recent years.

The house has a bright interior which features a double-aspect sitting room with fireplace, a sun room, a separate dining room and an extended kitchen - breakfast room. On the first floor there are three bedrooms and a modern fitted bathroom and separate WC. To the side a large utility area leads to a playroom or garden room and to the garage.

The spacious gardens are certainly a feature, the frontage offering further parking and the rear garden enjoying a high degree of natural privacy. The garden aspect is North-West enjoying the sun in the afternoon and evening.

To be sold for the first time in over 60 years, this property is available now with no onward chain.



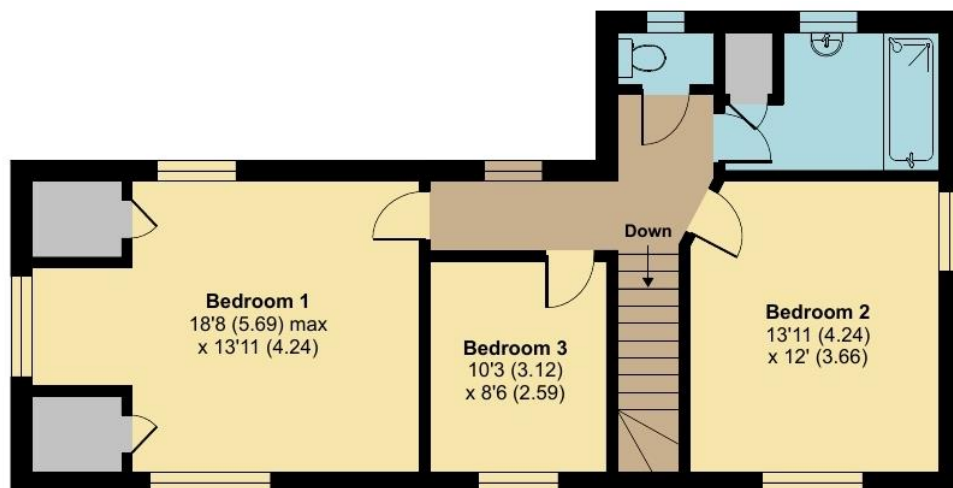
Situated in a quiet, semi-rural lane in the heart of the village, the property offers remarkable accessibility to all of today's family needs.

The M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach. Chipstead Station is a 10-15 minute walk and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

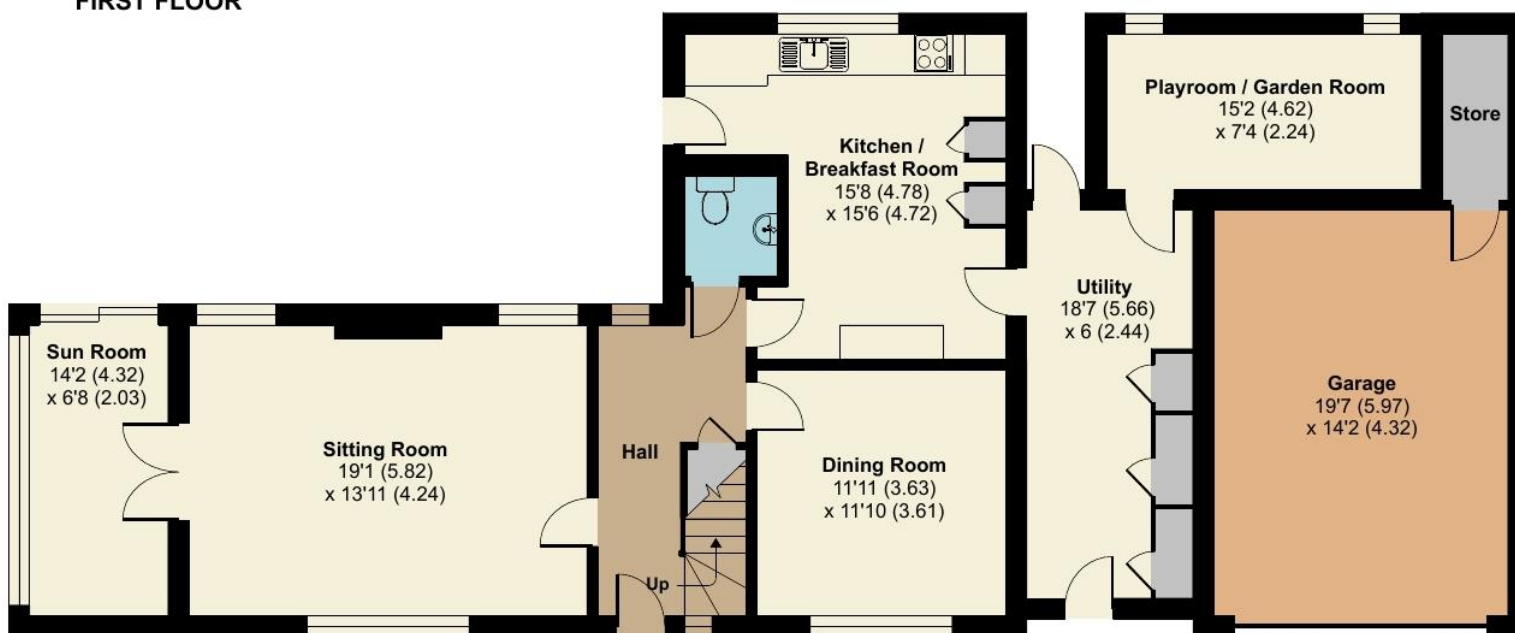
Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns School.

Chipstead has an unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area.





**FIRST FLOOR**



**GROUND FLOOR**

**TOTAL FLOOR AREA**

**4224 SQ FT / 206.6 SQ M**

The many features of this fine home include:

- Individual design, 1930s character
- Oak strip flooring to the hall and reception rooms
- Classical style fireplace
- Extended, good-sized kitchen-breakfast room
- Three bedrooms and a modern bathroom
- Naturally secluded rear garden of some 180'
- Large garage and workshop area
- Further parking to the deep frontage
- Peaceful, heart of the village location
- Tremendous potential for extension (STPP)
- A family home for many years
- Available with no onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Local Authority:  
 Reigate and Banstead  
 Council Tax Band: G  
 Broadband: Part-Fibre  
 All mains services

To the best of our knowledge on production of this brochure

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