



Available for the first time in almost 50 years

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**Starrock Lane
Chipstead
CR5 3QB**

London 16 miles Banstead Village 3 miles Reigate 6 miles
Coulsdon 1.5 miles
London by rail 21 minutes from Coulsdon South 1.5 miles away
or 45 minutes from Chipstead.
M25 / M23 intersection 3 miles
All times and distances are approximate

A magnificent period house, forming one of two wings of an early Victorian mansion and situated in this unspoilt and tranquil village location.

Offering its next owners an exciting opportunity to restore and update this spacious family home of almost 3,500 square feet.

Guide Price £1,250,000

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 363333

banstead@richardsaunders.co.uk



- Vestibule ■ Reception Hall ■ Cloakroom ■ Sitting Room
- Dining Room ■ Kitchen ■ Utility Room ■ Cellar
- 5 Bedrooms, 2 Bathrooms and Shower Room over First and Second Floors
- Principal Suite with Balcony and Bathroom ■ Second Suite ■ Third Floor Belvedere
- Detached Double Garage ■ Broad Frontage with Driveway Parking
- Some 160' x 140' Rear Garden ■ Swimming Pool ■ In all, around 0.72 Acre



The current owners bought this exceptional property in 1978 to make their family home, away from the bustle and on the edge of countryside, whilst being within easy reach of schools and transport links.

Starrock Court was built in 1868 on land previously owned by Starrock Farm, which also still exists today. Extended in 1888 to accommodate servants, this impressive mansion was divided sometime later, after the Second World War, into two homes – Starrockside and Starrock Court.

Starrock Court features the original reception hall and staircase, as well as the grand sitting room with its fine fireplace. There are two other original fireplaces and many other period architectural features such as the top floor belvedere from which there are some views over the surrounding countryside.

This property has a broad plot of almost three quarters of an acre with a sweeping driveway, double width garage, former tennis lawn and filtered swimming pool. There's a South-West aspect at the rear.

Arrange your viewing of this characterful home through the sole agents,
Richard Saunders and Company of Banstead 01737 363333



Near to the heart of the village and in a tranquil setting that's seen little change in almost a century, this property has an impressive corner location in this leafy, semi-rural lane.

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 within walking distance 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 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, football, tennis and bowls and 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. The White Hart village pub-restaurant is within half a mile.



TOTAL FLOOR AREA

3,490 SQ FT / 324.2 SQ M

Denotes restricted
head height



The many features of this fine home include:

- Wealth of period character features
- Spacious and versatile accommodation
- Five double bedrooms and three bath / shower rooms
- Magnificent reception hall with original staircase
- Good size kitchen with Aga stove
- Wealth of storage including cellar and exterior store
- Top floor belvedere with lovely views
- Tremendous potential for restoration and updating
- Extensive gardens enjoying a South-West aspect
- Double garage and ample driveway parking
- Wonderful, semi-rural location near to the village
- Available with no onward chain

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: G
Broadband: Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		



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