



**FINE & COUNTRY**  
Kingswood

*Briar Patch*  
Starrock Lane, Chipstead, Surrey CR5 3QD

## Property at a glance

- Family Home Measuring Circa 3200 Sq Ft
- Five Double Bedroom Family Home
- Two Modern Bath/Shower Rooms
- Two Reception Rooms & Conservatory
- Open-Plan Kitchen/Breakfast/Family Room
- Study With Fitted Furniture
- Utility & Cloakroom
- Fabulous Garden With Sun Terrace & Summer House
- Large Driveway & Detached Double Garage
- Beautiful 0.55 Acre Plot

## Setting

Coulsdon South mainline and Chipstead stations are within 1.5 miles providing routes to London Bridge, Victoria, Gatwick and the south coast. Trains from Coulsdon South to London Bridge take approximately 20 minutes. Chipstead is surrounded by open countryside ideal for walking and equestrian pursuits providing good riding and exceptional hacking.

In terms of road communications the nearby A23 leads to the M25 (junction 7) and into London whilst, for the frequent traveller, Gatwick Airport is approximately 14 miles to the south. Locally there is a good choice of state and independent schools and the village is a vibrant location with a drama club and active sports clubs, including rugby, golf, tennis and football. The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes and restaurants, including Waitrose and Marks & Spencer.

£1,795,000 Freehold

# Briar Patch

Briar Patch is an attractive five double bedroom family home, situated in one of Chipstead's most sought after locations. The property is nestled within a secluded plot measuring just over half an acre within easy reach of Chipstead Golf Course, Chipstead village and Chipstead railway station.

Entry is via the storm porch with a solid Oak front door opening into a spacious entrance hall with a range of storage cupboards. Doors from the hallway lead through to a triple aspect sitting room with an open fireplace and double doors to the conservatory - the perfect place to sit and admire the rear garden. There is a large open-plan kitchen/breakfast/family room with a range of fitted units, integrated appliances, a central island incorporating a breakfast bar and French doors opening onto the rear sun terrace. Also to the ground floor is a formal dining room with a lovely bay window and views to the front, a study with fitted furniture, a cloakroom and a utility room with a door leading outside, ideal for dog walkers after a muddy walk.

To the first floor is the master bedroom with a range of fitted wardrobes and access to a luxurious en-suite bath/shower room, bedroom two with a range of fitted wardrobes, three further bedrooms and a modern family bath/shower room. A large loft space can also be accessed from the first floor loft hatch.

Outside, the property is surrounded by beautiful grounds offering a large sun terrace, a well maintained formal lawn, a summer house and neatly planted flowerbeds and borders. To the front is a driveway providing parking for numerous cars and access to the detached double garage. An internal viewing is highly recommended.



# Starrock Lane, Chipstead, CR5

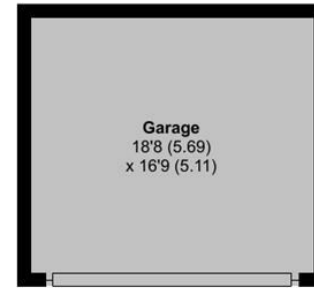
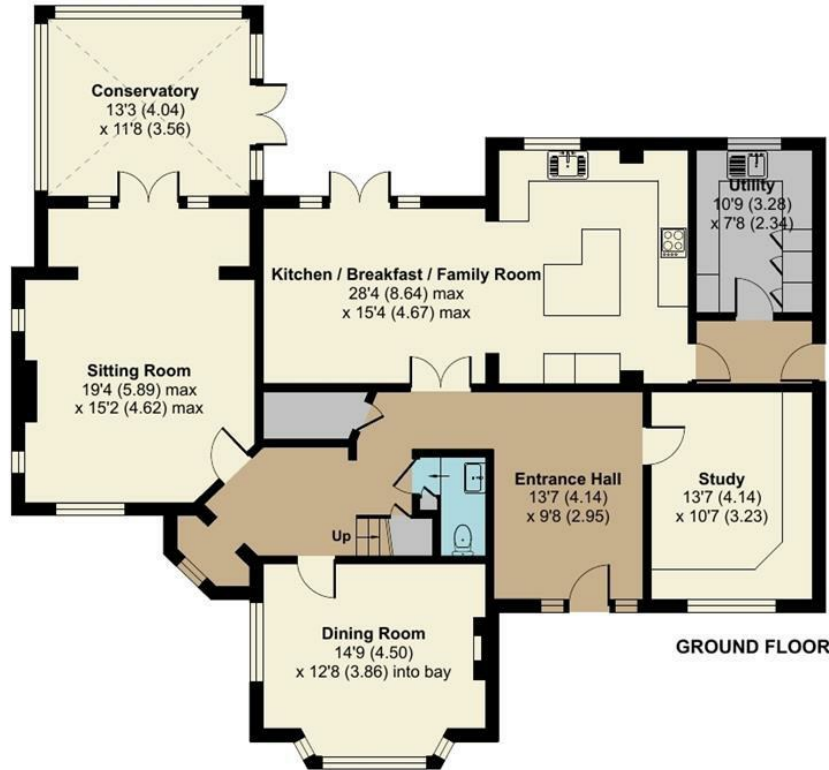
Approximate Area = 2866 sq ft / 266.2 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

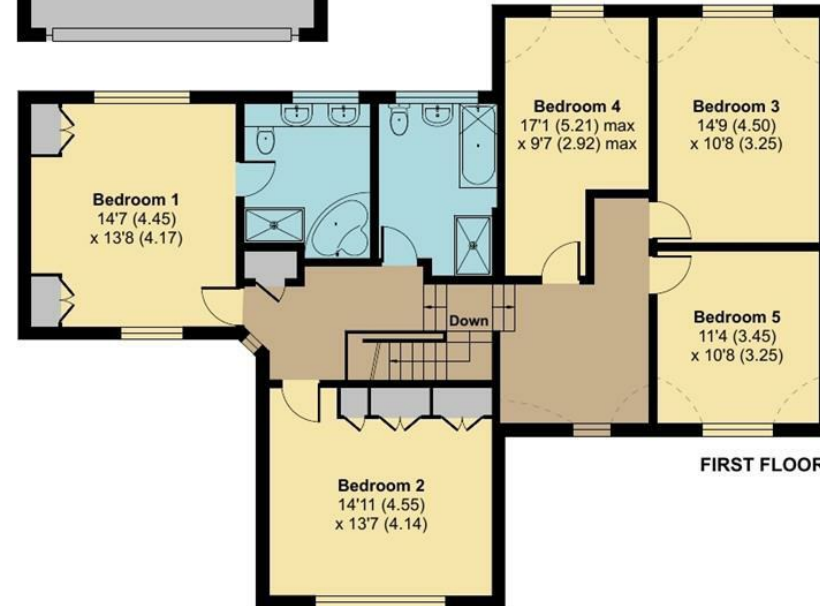
Garage = 314 sq ft / 29.1 sq m

Total = 3227 sq ft / 299.6 sq m

For identification only - Not to scale



Denotes restricted head height

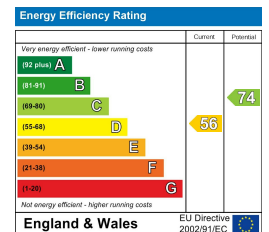


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Fine & Country. REF: 1101379.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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