



Tucked-away privacy in this unspoiled Surrey village

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**Ranworth
Starrock Lane
Chipstead
CR5 3QD**

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

In this unspoiled village location, this superb detached house has been refurbished to a luxurious and contemporary finish.

A stylish family home of over 3,000 sq ft set in a naturally secluded plot of almost half an acre.

Offers invited in excess of £1,650,000

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

banstead@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Playroom / Study ■ Family Room – Kitchen - Breakfast Room ■ Utility Room
- 4 Bedrooms ■ 2 Bathrooms and Shower Room including Principal and Second Suites
- Deep Frontage ■ Detached Double Garage
- Frontage of 70' ■ Some 200' x 70' Rear Garden ■ In all, around 0.46 Acre
- Excellent Garden Studio or Office ■ Outside Kitchen



Approached through this peaceful, leafy lane the property greets you with the genuine warmth of traditional 'Surrey farmhouse' character behind its the deep, secluded frontage.

By contrast, the interior is crisp and contemporary with a perfect balance of living spaces including an impressive kitchen – breakfast – family room. From here two sets of bifold doors lead out onto the stone-paved terrace with an outside kitchen, creating ideal spaces to entertain friends and family.

There are four double bedrooms. The principal bedroom has a Juliet balcony and an ensuite bathroom with separate shower, there's a second ensuite and a large family bathroom, also with separate shower.

Extending to some 200' the rear garden is naturally secluded and level, well oriented for afternoon and evening sun. There's an excellent garden studio or office, professionally installed and with so many potential uses. Beautifully presented, this home should be viewed to be fully appreciated.

Arrange your viewing today through the sole agents, Richard Saunders and Company of Banstead.



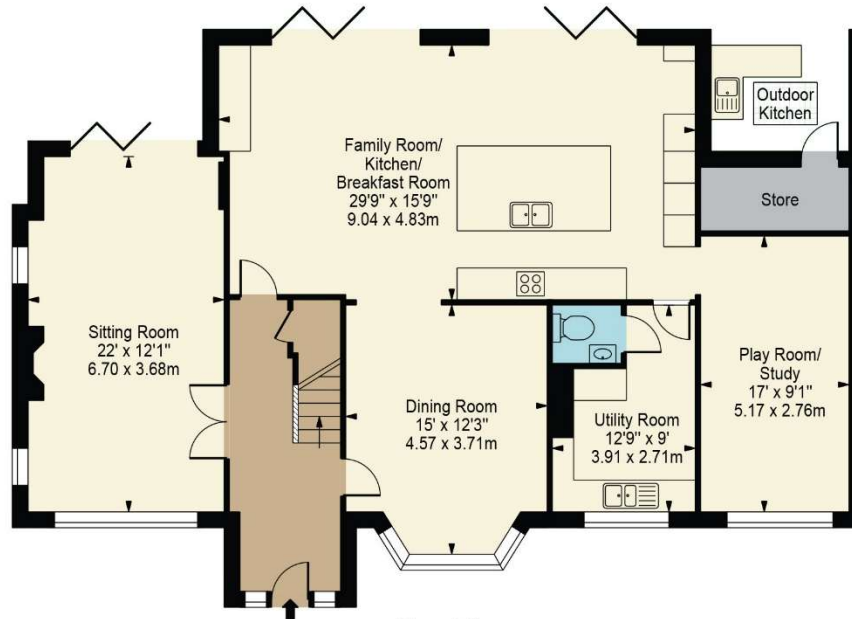
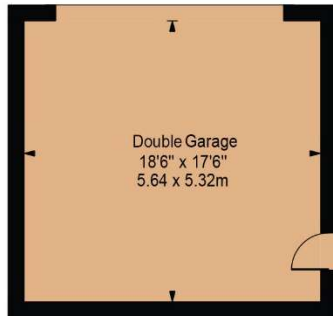
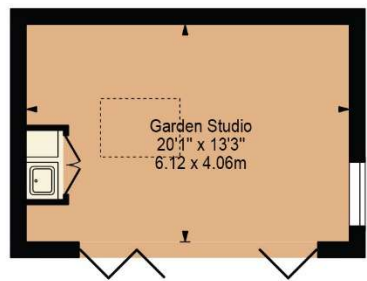
In a highly desirable village setting, the property has a broad frontage to this quiet semi-rural lane.

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 an 8 minute walk and has direct services to London Bridge and Victoria, Coulsdon South Station offers faster direct rail services (21 minutes) into the city.

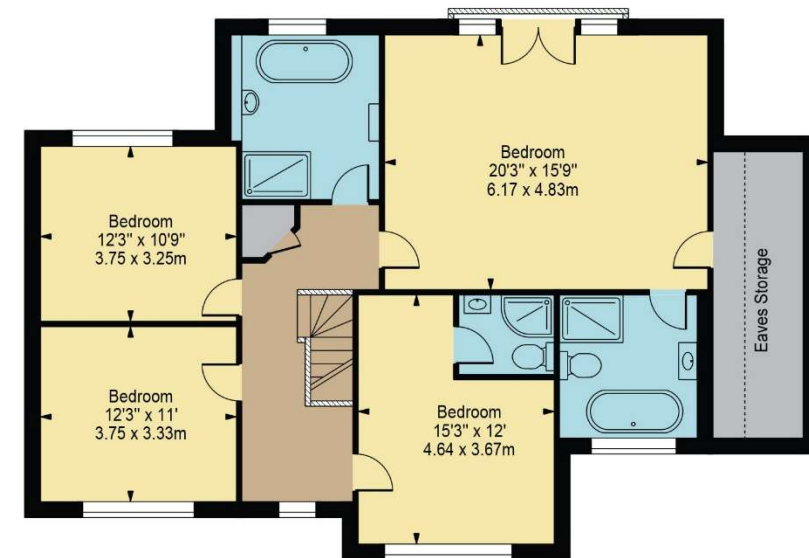
Chipstead has local shopping at the station parade whilst more extensive facilities are available at nearby Banstead, Coulsdon and Reigate. The area has a choice of excellent schooling such as Epsom College, Whitgift, Royal Alexandra and Albert, Reigate Grammar, Dunnotar, Caterham School and The Hawthorns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

Chipstead has 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.





Ground Floor



First Floor

TOTAL FLOOR AREA

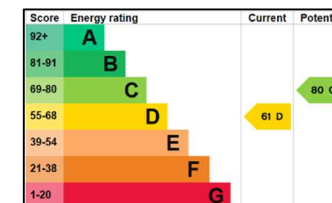
3,161 SQ FT / 293.6 SQ M

The many features of this fine home include:

- Cat 5e smart cabling and Lutron mood lighting
- Wonderful terrace and outside kitchen
- Sophisticated, bespoke fitted kitchen
- Quartz-granite and integrated appliances
- Three luxurious bath / shower rooms, two ensuite
- Spacious principal bedroom with Juliet balcony
- Professionally installed garden studio or office
- Large rear garden with natural privacy
- Wealth of storage spaces including exterior stores
- Detached double width garage with automated door
- Deep frontage with ample driveway parking
- Beautifully presented throughout

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



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