



FINE & COUNTRY
Kingswood

The Luff
Starrock Lane, Chipstead, Surrey CR5 3OD

Property at a glance

- Four Double Bedroom Detached Family Home
- No Onward Chain
- Modern Kitchen/Breakfast Room
- Two Reception Rooms
- Two Modern Bath/Shower Rooms
- Study
- Utility & Cloakroom
- Cabin Suitable For Home Office/Gym
- Decked Area Ideal For Al Fresco Dining
- Semi-Rural Location

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.

£1,295,000 Freehold

The Luff

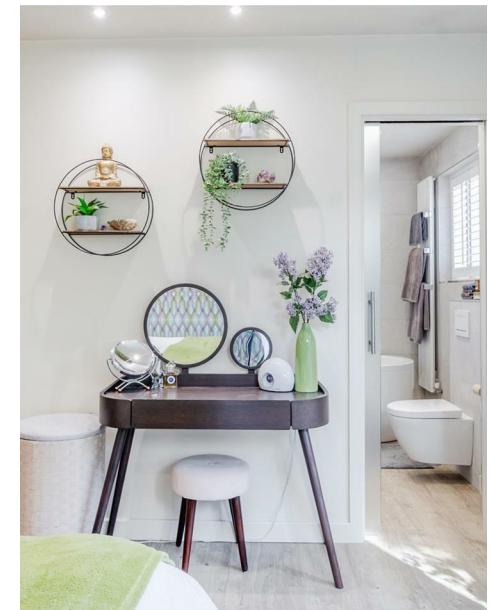
This detached four-bedroom family home is nestled in a highly sought-after location in Chipstead, set back in a private semi-rural position opposite the open green space of Chipstead Meads.

Upon entering The Luff, you are welcomed into the well-appointed kitchen/breakfast room which offers generous fitted storage and integrated appliances, whilst the well proportioned dining room with French doors onto the garden, provides an ideal space for entertaining. The elegant living room, complete with solid oak flooring and sliding doors opens onto an attractive decked terrace. A separate study, utility room/garage, downstairs cloakroom, and useful storage cupboards complete the ground floor.

Upstairs, the stylish principal suite features pocket doors leading into a dressing room and a contemporary en-suite bathroom. Three further double bedrooms, each with fitted wardrobes, are served by a luxurious family bathroom.

The rear garden is a true highlight, with a large decked entertaining area, mature planting, and a versatile detached cabin. Fully insulated and fitted with underfloor heating, the cabin is currently arranged as a Pilates studio but could equally serve as a home office or gym.

This superb property is offered to the market with no onward chain and is available exclusively through Fine & Country, Kingswood.



Starrock Lane, Chipstead, Coulsdon, CR5

Approximate Area = 2173 sq ft / 201.9 sq m

Studio = 292 sq ft / 27.1 sq m

Total = 2465 sq ft / 229 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Fine & Country. REF: 1349354

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 vendor's agents Fine & Country on 01737 361014.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (A) 92-100 | A | | |
| (B) 81-91 | B | | |
| (C) 70-80 | C | | |
| (D) 55-69 | D | 67 | 78 |
| (E) 39-54 | E | | |
| (F) 21-38 | F | | |
| (G) 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |



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