

Kennedys'

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The Old Kennels, Castle
Road
Coulsdon
CR5 3NS

A beautifully characterful former hunting lodge, The Old Kennels is a stylish and much-loved family home full of warmth, charm and timeless country appeal. Set in the desirable village of Chipstead, it offers the perfect balance of rural living, excellent local amenities and superb links into London.

£1,250,000





PROPERTY DESCRIPTION

The Old Kennels is a beautifully characterful former lodge, originally used to house the hunting dogs for the family at Longshaw Manor, and today offers a charming and much-loved three-bedroom family home full of warmth, style and timeless country appeal.

The house has been thoughtfully cared for over the years and offers relaxed, informal living with a wonderful sense of character throughout. Every room feels welcoming and lived in, with a natural balance of comfort, practicality and charm. The freestanding kitchen is very much the heart of the home, with large windows enjoying lovely views over the surrounding fields and horses beyond. Daily life here revolves around cooking, family time, gardening and countryside walks straight from the front door.

Beautifully presented throughout, The Old Kennels has a distinctive and photogenic quality, with layered interiors and a genuine sense of home that is both stylish and inviting. Location is just as exceptional. Chipstead Village offers the best of both worlds—charming country living with superb connectivity. Coulsdon South station is just a short drive away, providing fast rail links into central London. Locally, you'll find a thriving village hub with a post office, independent shops, a boutique wine merchant, and a beloved bistro. For broader retail and leisure options, Banstead Village and Coulsdon are both within easy reach. Families are well served with excellent schools in both the state and private sectors, and a vibrant range of local clubs including Chipstead Rugby, Golf, Football, and Tennis Clubs. The White Hart pub—a local institution—and the historic Courtyard Theatre, celebrating over 100 years of performances, are just a short stroll away.

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as Londis store, newsagent, Coughlans bakery, beauty salon, Indian restaurant and Kingswood Arms pub. There are two local golf courses to choose from, in







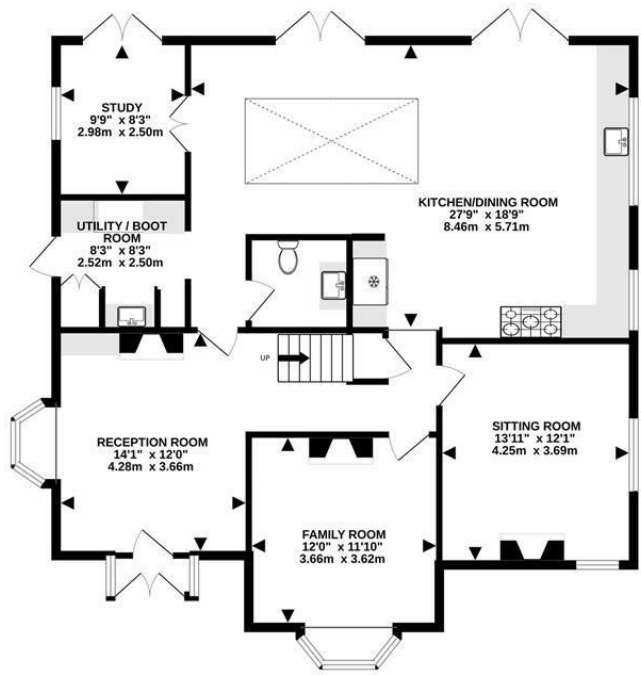


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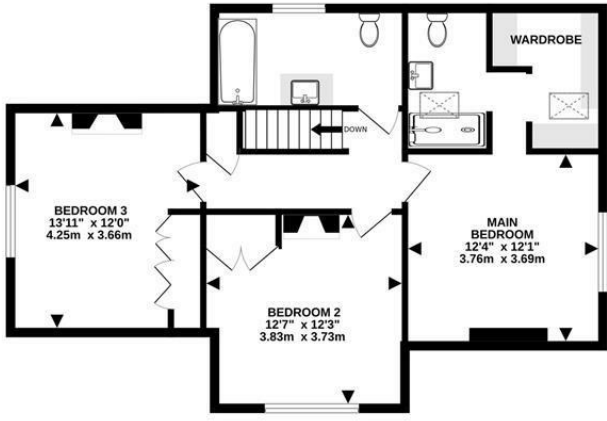
Surrey Downs and Kingswood Golf and Country Club, and the local Kingswood tennis club, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead, Walton on the Hill and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airport, and Kingswood Mainline station provides a regular service to London Bridge, or other London Stations via Purley and East Croydon.

If you would like further information or to book in a viewing please get in touch with one of our sales team on 01737817718

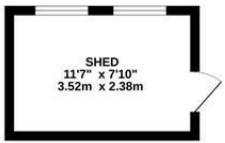
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GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



Energy Efficiency Rating															
	Potential														
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Very energy efficient - lower running costs
 Mid energy efficient - higher running costs
 England & Wales
 EU Directive 2002/91/EC

MAIN HOUSE 2020 SQ.FT (187.7 SQ.M) OUTBUILDINGS 452 SQ.FT (42 SQ.M)

TOTAL FLOOR AREA : 2472 sq.ft. (229.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

The Old Kennels, Castle

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: D
 COUNCIL: Reigate & Banstead
 TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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