



STARLINGS

NEW HOUSE LANE, REDHILL, RH1 5RE

savills

A CHARMING 17TH CENTURY DETACHED FAMILY HOME, WITH LATER ADDITIONS, SET IN GARDENS OF ABOUT TWO THIRDS OF AN ACRE

NEW HOUSE LANE, SALFORDS, RH1 5RE

- ◆ 3 reception rooms
- ◆ Study
- ◆ Kitchen & utility room
- ◆ 5 bedrooms
- ◆ 2 bathrooms
- ◆ Grounds of about 0.67 of an acre
- ◆ 2 garages and private parking

Description

Starlings is a substantial but picturesque Grade II listed property of great style and character that was originally built in 17th Century with later additions in the early part of the 20th Century. The overall accommodation is well balanced and as you would expect of a property of this age it also retains many fine original features. The main house is arranged mainly over two floors and provides 3576 square feet of family accommodation, with a further 1054 square feet of accommodation in the outbuildings, workshop and garages.

The main entrance hallway is in the modern part of the building as is the significant drawing room. There is a sitting room with an inglenook fireplace, the dining room and the modern fitted kitchen all in the older part of the house. There is a further study and also useful cloakroom, utility room and walk in larder as part of the ground floor.

On the first floor, the master bedroom has a door providing direct access into the shower room. There are three further bedrooms and a family bathroom on this level. The fifth bedroom is located on the second floor.

Outside the property is accessed through a gate that opens onto a private driveway leading to the front of the house and the off parking area to the front of the garages. The gardens, that surround the house on all sides, are a real feature of the property and have been well maintained over many years. As such they offer a beautifully mature backdrop to the property that boast open expanses of lawn, well stocked borders and beds and hedging.



Location

Starlings is situated in a delightful rural position with lovely views across open countryside and adjoining farmland, yet is only two and a half miles from the Local town of Horley, and four and a half miles south of the main commuter town of Redhill.

It is ideally placed for communications to London via the accessible road network and there are regular direct train services to London Victoria from Salfords Station, one and a half miles away, taking approximately 43 minutes. Redhill mainline station provides direct links to London Bridge in 31 minutes and London Victoria in 38 minutes. For the frequent air traveller, Gatwick Airport is 4.5 miles south of the property and also offers a 30 minute express train service to London Victoria. The motorway network can be accessed very easily via the M23 (Junction 9) 5 miles south, or the M25 (Junction 8) 6 miles by road to the north.

The larger centres of Redhill and Reigate offer more comprehensive shopping facilities. The town centre at Redhill offers a diverse selection of shops, boutiques and coffee shops within the main Belfry shopping centre including an M&S department store. Reigate town centre provides a comprehensive range of local shops and boutiques including Jack Wills, Oliver Bonas and M&S Simply Food. There are also a good number of restaurants and coffee shops including Costa, Café Nero, Wagamama, Cote, Bills and Nando's. There is a Waitrose supermarket nearby in Horley.

Sporting activities in the area include racing at Lingfield, Epsom, Kempton and Sandown. Golf at Reigate Heath, Bletchingley, Copthorne and Chartham Park. The local area is renowned for its pretty countryside and miles of good walking and riding country. Leisure facilities include the nearby Spa and Gym at Nutfield Priory.

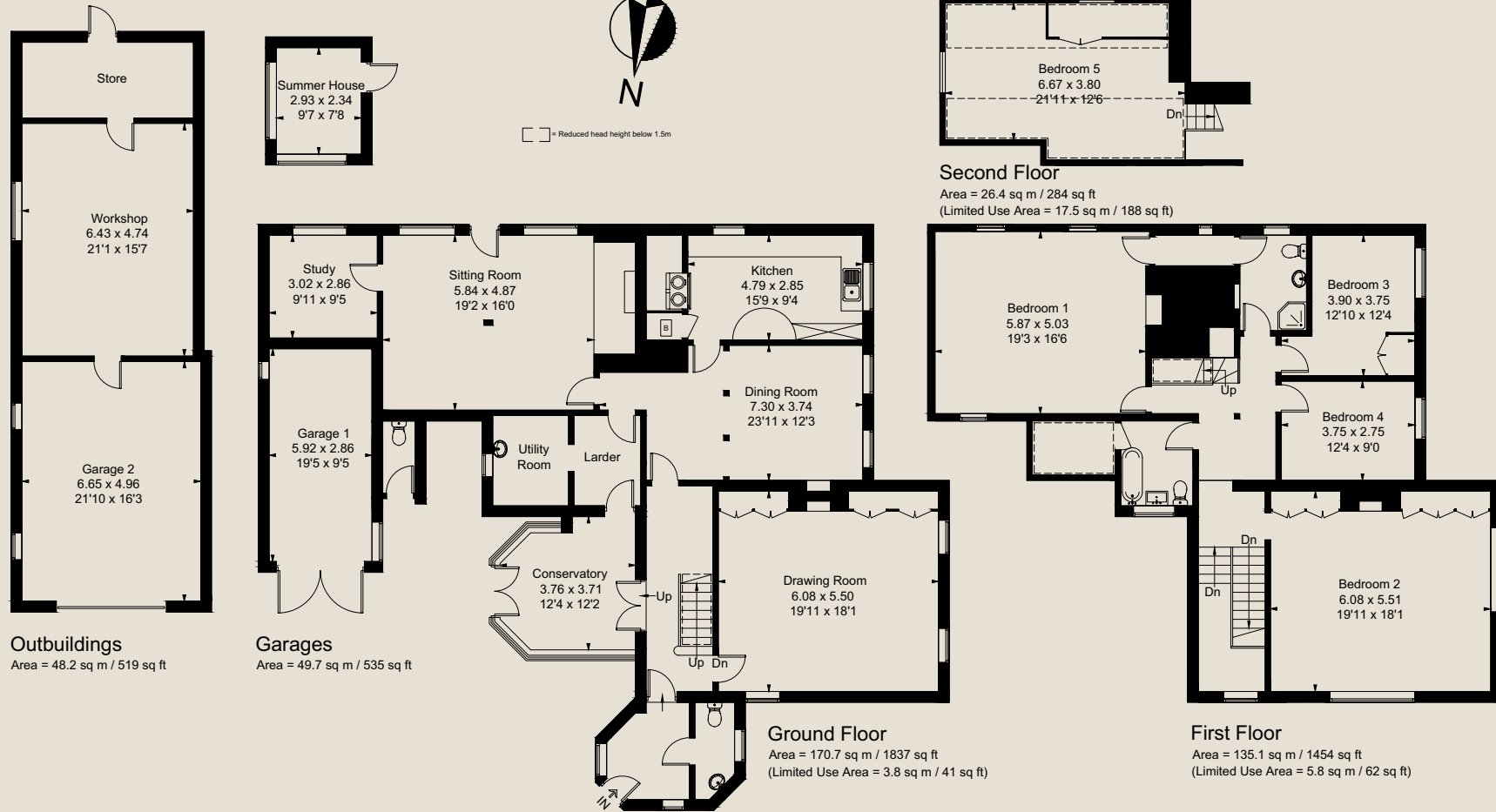
There are a number of schools in the area including The Hawthorns (prep and pre-prep), Copthorne, Caterham, Woldingham Girls, Worth, Ardingly, Dunottar and Reigate Grammar School, and Reigate Secondary and St. Bede's Secondary schools.

Viewing: Strictly by appointment with Savills.



FLOORPLANS

Approximate Area = 332.2 sq m / 3576 sq ft
 Including Limited Use Area (27.1 sq m / 292 sq ft)
 Garages = 49.7 sq m / 535 sq ft
 Outbuildings = 48.2 sq m / 519 sq ft
Total = 430.1 sq m / 4630 sq ft



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