

Kennedys'

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The Hay Barn, Park Road
Banstead
SM7 3DZ

We are delighted to offer this Grade II listed Staddle stone and timber framed 3 Bedroom Barn that boasts both unique traditional features and modern charm in equal measure.

£825,000



3



1



2



3



- Grade II listed unique barn conversion
- 3 Bedrooms
- Unique charm and character

- Stunning bespoke painted kitchen with granite worktops
- Main bedroom en suite
- Simply stunning interior combining original features with modern day convenience



PROPERTY DESCRIPTION

We are genuinely delighted to once again be instructed to sell this rare and stunning 3 bedroom barn, that we first sold when it was completely renovated and restored. The Hay Barn, was indeed just that, in its previous life, and during the restoration, around 10 years ago, much of the original beams, floor joists and other materials were retained and restored, whilst there was particular attention towards complimenting these features with a modern yet appropriate specification, that include Mandarin Stone natural honed limestone tiles, oak wood flooring, handmade oak staircase with glass panelling, timber and steel conservation double glazed windows, wood burning stove with 180-degree view of the fire with honed black granite hearth, gas fired central heating with underfloor heating to the ground floor, air conditioning, bespoke handmade and painted kitchen installed by Evergreen Kitchens of Reigate, featuring pewter handles, granite worktops, chrome Franke taps, Ringmaster Induction range, integrated appliances and more besides. The bathroom, en-suite and cloakroom are fitted with Duravit sanitary ware and are created by combining contemporary design with original features. At every turn, you are constantly reminded of the unique blend that was painstakingly executed during the original renovation, and how well it has stood the test of time, both in terms of the timeless choices and the standard with which it was executed.

To the outside, the barn, together with its neighbour, The Black Barn, is set back privately behind a five bar wooden gate with key pad camera entry phone system, post box and security lighting. It has a private graveled forecourt area, post and rail fence and natural planting, providing ample parking, whilst adjacent to the barn is an open carport and two secure storage areas, whilst the well established rear gardens are bounded by flint wall and mature hedging.

The Hay Barn is located within a stone's throw of The Mint Pub and is also near Banstead







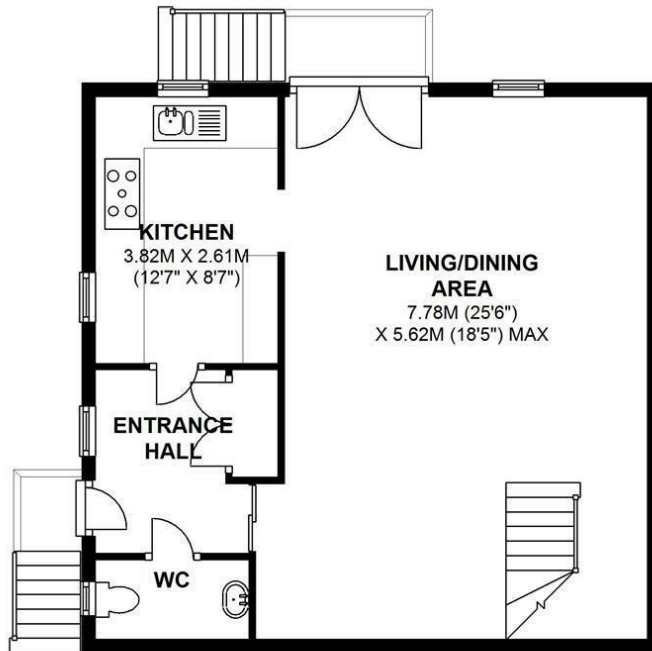
PROPERTY DESCRIPTION

Woods popular with running clubs and walkers and Chipstead Village with its many clubs and societies including Rugby, golf, tennis and an active amateur theatre that puts on regular productions throughout the year. It is within close proximity of Banstead Village, with its bustling High Street including Waitrose, M&S Simply Food, Tesco Express, Boots, plus independent shops, coffee bars, restaurants, library, and Post Office. The local area has a wide choice of education in both private and state sectors, whilst the main towns of Sutton, Epsom, Cheam and Reigate offer further recreational and commuter facilities. The area also has excellent transport links providing easy access to the A217 and M25 road-links, the M25 being accessed at junction 8 leading to both Heathrow and Gatwick airport. Chipstead BR Station is within easy reach offering services into London Bridge and Victoria.

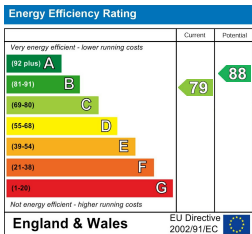
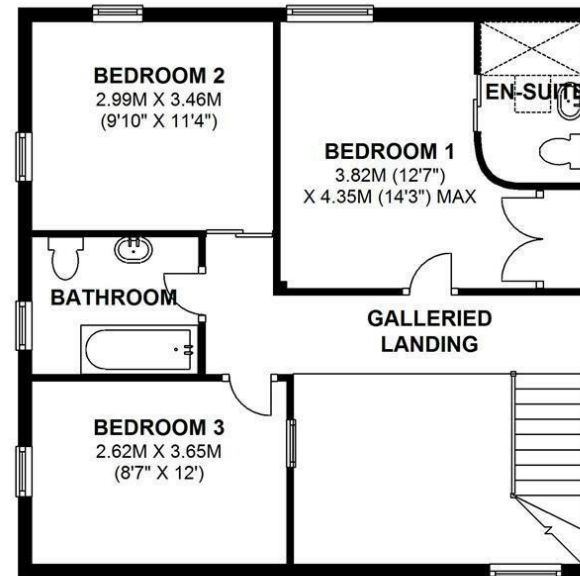
We hope that, along with the images shown, we have offered a fair yet positive overview of this rare home, but please don't hesitate to contact a member of the sales team should you have any questions or indeed wish to make arrangements to view.

A stylized, handwritten signature in white ink, appearing to be the initials 'CJ', is positioned in the bottom left corner of the page.

GROUND FLOOR
APPROX. 61.5 SQ. METRES (661.7 SQ. FEET)



FIRST FLOOR
APPROX. 50.3 SQ. METRES (541.6 SQ. FEET)



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

TENURE: Freehold

EPC RATING: C

COUNCIL:

TAX BAND: E

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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