



Holly Lane, Banstead, Surrey

Asking Price £675,000 - Freehold



**WILLIAMS  
HARLOW**











An opportunity to acquire a Part Grade 2 Listed Victorian former lodge offering a wealth of character. Located in a semi-rural location ideally situated for excellent walking, dog walking, outdoor pursuits etc. with Banstead Woods and Chipstead Downs on your doorstep. It is a short walk/drive of local shops at Chipstead Station parade, offering mainline train services and Banstead Village is also close by with a range of High Street shopping facilities, cafes/restaurants, public transport etc. The property has a large lounge/dining room and a feature kitchen/breakfast room. **SOLE AGENTS. NO ONWARD CHAIN.**

### FRONT DOOR

Part glazed front door under a pitched canopy with window to the side giving access through to the:

### ENTRANCE HALLWAY

Two in built storage cupboards. Access to loft void. Radiator. Wooden flooring. Thermostat for the gas central heating.

### LOUNGE/DINING ROOM

A double aspect room with two windows to the side and double opening French doors with windows either side giving access to the rear garden. Inglenook fireplace with inset log burner. Downlighters. Ceiling rose. 2 x radiators. Wooden flooring.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of wooden wall and base units with solid oak work tops incorporating a Belfast sink with mixer tap. Wall mounted gas central heating boiler. Space for various domestic appliances. Window to the side. Eye level cupboards. Skylight window. Double opening French doors to the rear. Exposed beams.

### BEDROOM ONE

Double aspect room with window to the rear and window to the side. Radiator.

### RE-FITTED EN-SUITE

Full enclosed shower. Wash hand basin with cupboard below. Low level WC. Fully tiled walls.

### BEDROOM TWO

Double aspect room with window to the side and front. Ornate coving. Downlighters.

### BEDROOM THREE

Window to the front. Radiator. Coving.

### BATHROOM

Panelled whirlpool bath with independent shower above. Pedestal wash hand basin. Fully tiled walls and tiled floor. Extractor. Downlighters. Obscured glazed window to the side.

### SEPARATE WC

High flush WC. Corner mounted wash hand basin. Half height tiling. Window to the side. Radiator.

### OUTSIDE

The property is surrounded by mature gardens located to the front and rear.

### FRONT

Mainly laid to pea shingle affording off street parking for several vehicles. Here there are attractive flower/shrub borders.

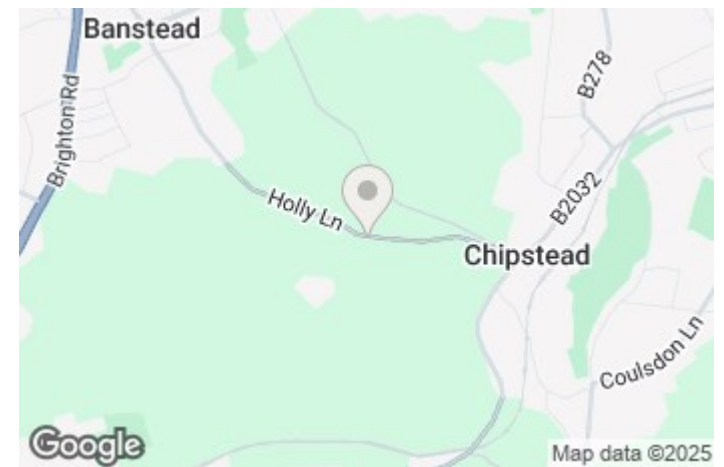
### DOUBLE DETACHED GARAGE/WORKSHOP

### REAR GARDEN

18.29m x 21.34m approximately (60'0 x 70'0 approximately)  
There is a patio expanding the immediate rear width of the property which gives way to a decked area. The remainder of the garden is laid to lawn flanked by mature flower/shrub borders and some mature trees. The garden enjoys a good degree of privacy and there is also a potting shed.

### COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Holly Lane, Banstead, SM7

Approximate Area = 1034 sq ft / 96 sq m

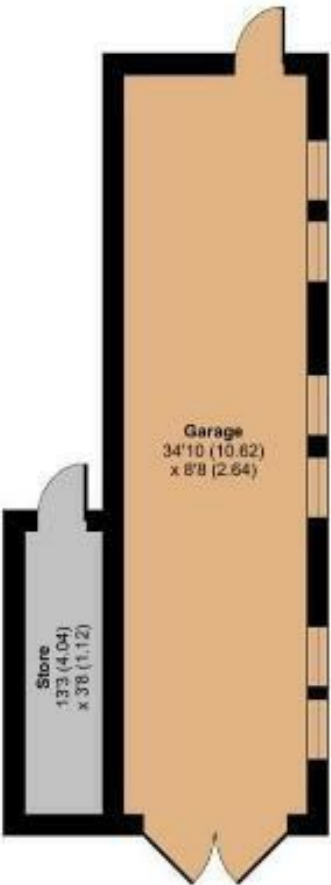
Garage / Store = 364 sq ft / 33.8 sq m

Total = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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