



Holly Lane West, Banstead, Surrey  
£1,250,000 - Freehold



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**WILLIAMS  
HARLOW**























Located in a tranquil backwater on the southern outskirts of Banstead Village, this splendid house offers a perfect blend of comfort and elegance. The heart of the home is a feature open-plan kitchen that seamlessly integrates with the dining and reception areas plus a study, creating a warm and welcoming space for family gatherings and social occasions.

The first floor boasts four generously sized double bedrooms, including a superior master suite that is truly a retreat in itself. This luxurious suite features an ensuite bathroom, a dressing room, and a private balcony, providing a serene spot to enjoy the picturesque views of the surrounding countryside.

The property is ideally located within walking distance of Banstead Village High Street, where you can find a variety of shops, cafes, and amenities. For those who appreciate the great outdoors, the house is surrounded by miles of open countryside, perfect for leisurely walks and enjoying nature.

Additional highlights include plentiful parking and a sizeable rear garden, offering ample space for outdoor activities and relaxation. This home is a rare find, combining modern living with the charm of a peaceful village setting. Whether you are looking to raise a family or simply enjoy a quieter lifestyle, this property is sure to impress.

## THE PROPERTY

A handsome typical mid 1930's detached residence which has been subject to a sympathetic double storey extension to the side. Proud and confident within its surroundings this property offers a superior position both siding and backing open countryside which is ideal for walks and recreation. The property well proportioned, modernised and luxury family accommodation where multiple generations can exist in harmony. The total accommodation comprises of a large open plan kitchen/dining/family room to the rear which has been modernised to an exceptional standard plus additional study and snug. There is also a generous reception room. To the first floor there are four double bedrooms. The master suite affords a wonderful view from the private balcony and offers a separate dressing room and ensuite bathroom. The other three double bedrooms enjoy a good sized family bathroom. The flexibility and practicably of this house

offers extra layout for those with busy lifestyles, teenage children and staying guests.

## OUTDOOR SPACE

The overall plot measures 0.15 acres and from front to rear boundaries is 150 feet. Without doubt is one of the most sizeable and largest gardens and offers a high degree of privacy based on it adjoining rural landscape.

## THE LOCAL AREA

Banstead Village is superb if you have never visited and is unlike many other Surrey towns as it is surrounded by green belt land which is ideal for recreation and leisure. The High Street offers a comprehensive range of High Street shopping facilities with both national chains as well as individual independent shops. It is a general, relaxed and peaceful neighbourhood with an excellent community feel invested.

## VENDOR THOUGHTS

We have enjoyed living in the property for a number of years and have adapted and modernised it to our own specific requirements. We are moving to be closer to our family and we sincerely hope the new owners enjoy the property as much as we have.

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as it encompasses everything about Banstead Village, being on the outskirts and periphery of the village, it provides an unique opportunity to purchase this property in a tranquil location.

## FEATURES

Large open plan kitchen/dining/reception with study and snug, large utility room and generous entrance hall to the ground floor. To the first floor there is a generous landing off which there is access to all four bedrooms with the master suite encompassing a dressing room, balcony and en-suite. The other three bedrooms are good sized double and a full family bathroom.

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale

and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11

Banstead Infant School – Ages 4-7

Banstead Community Junior School – Ages 7-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11

Aberdour School – Ages 2-11

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead,

Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth,

Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords,

Horley, Gatwick Airport (South)

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour

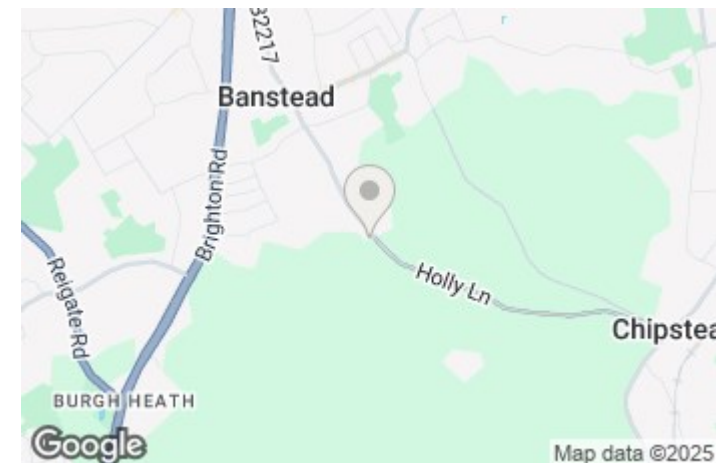
Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Tattenham Corner Station – London Bridge, 1 hour 9 min

## COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26





Banstead Office

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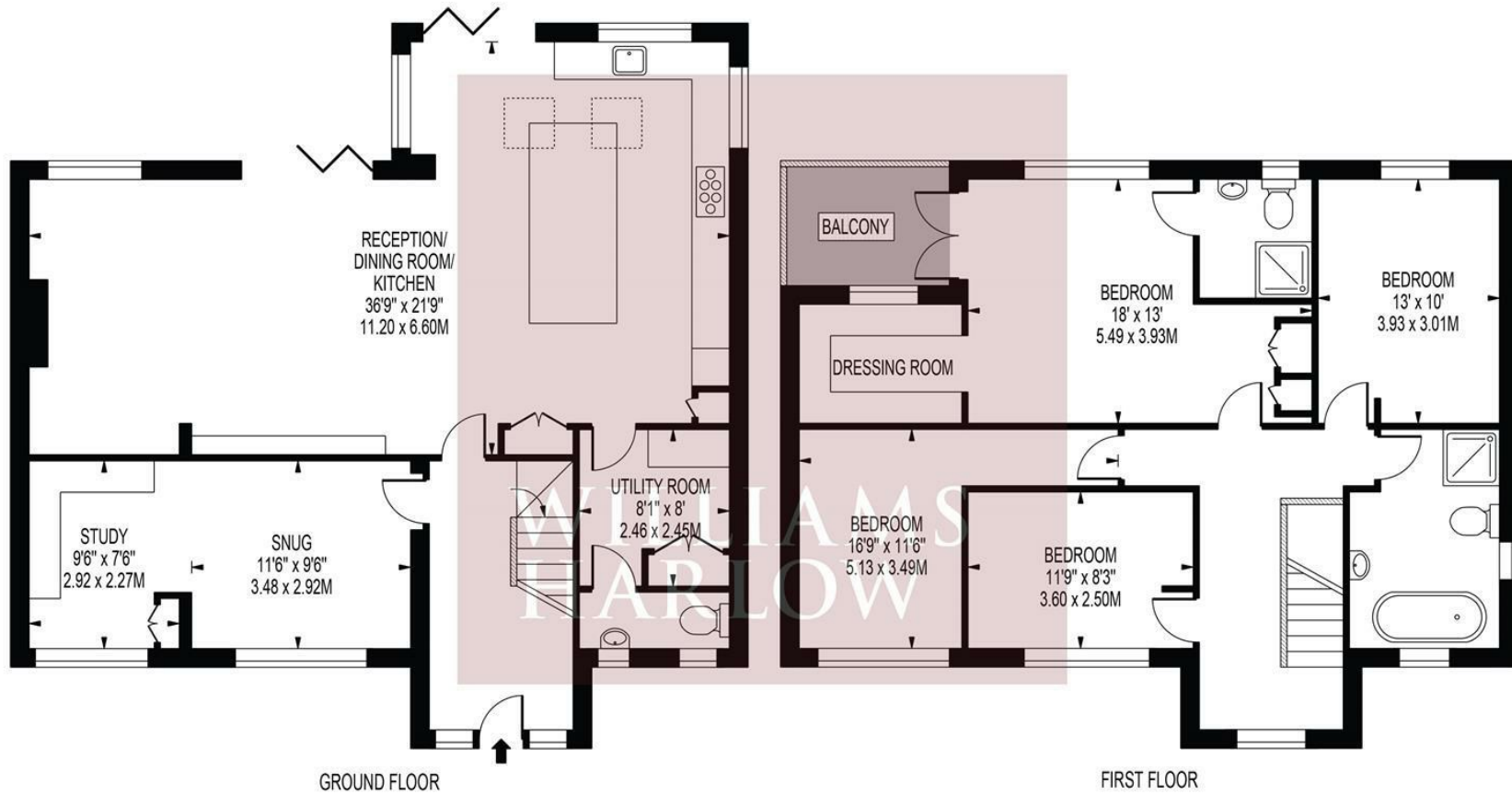
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## HOLLY LANE WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1935 SQ FT - 179.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		62
(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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