



Holly Lane, Banstead

The **PERSONAL** Agent



# £1,500,000

## Freehold

- 3464 sq ft detached property
- Five double bedrooms
- Two reception rooms
- Conservatory
- Kitchen/dining/living room ( 33'6 x 16'5 )
- Main bathroom, shower room and ensuite shower room to principal bedroom
- West facing rear garden
- Landscaped front and rear gardens
- Driveway for ample parking
- Within walking distance of Banstead village



The Personal Agent are delighted to offer for sale this 3464 sq ft five double bedroom detached property located within walking distance of Banstead village and set on 0.4 of an acre. Green Hedges was built in 1934 and has been extensively upgraded and extended over the last 20 years by the current owners.

The property comprises a large light and airy entrance hall with access to two reception rooms and the kitchen/dining/sitting room ( 33'6 x 16'5 ). The triple aspect living room accessed via featured arch wood double doors ( 24'2 x 19'7 ) benefits from a wood burning stove with slate hearth, along with access to the conservatory which looks out to the west facing rear garden. The kitchen/dining/living room

has two sets of bi-folds out to the natural granite patio area. There is also access to a large walk in larder, plus the cloakroom and double garage.

On the first floor there are five double bedrooms, bathroom and a walk in shower room. The principal bedroom benefits from walk-in wardrobe and a large en-suite shower room with twin basins.

Outside the front and rear gardens have been landscaped with a fitted lighting system, granite chipping drive and stone edgings, plus powered gates to the front with video link.

Banstead village is only a short walk away with its array of shops and restaurants. For golfers there are

four world-renowned golf clubs close by; Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

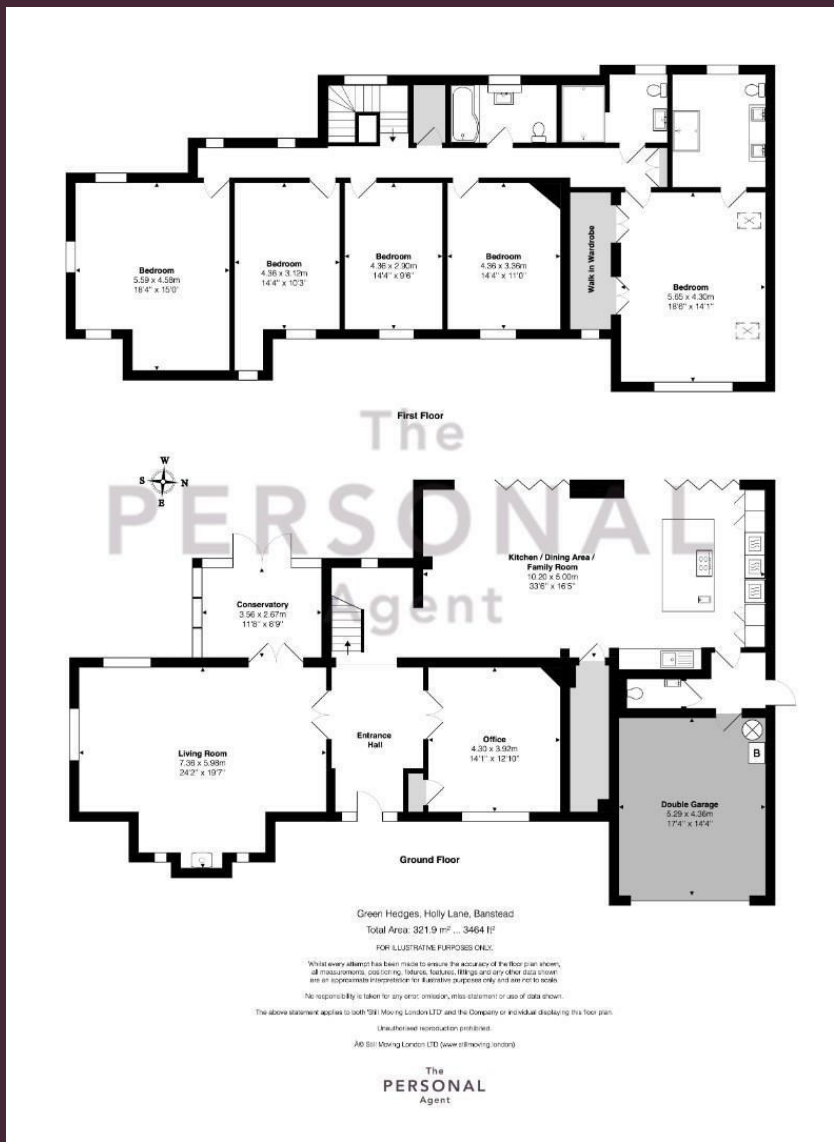
Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This exclusive gated location is ideal for woodland walks, dog walks, cycling, rambling or jogging.

Tenure - Freehold  
Council tax band - G









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



