



Manor Way  
Banstead, SM7 3PN

Guide price £500,000





## Manor Way

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GUIDE PRICE £500,000 - £525,000

Positioned within a wonderful village setting, this stunning home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living more of a country life, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Manor Way will surpass your expectations, as it's just a quick stroll into Woodmansterne, with Banstead, Chipstead and Coulsdon all close by and Woodmansterne, Chipstead & Coulsdon South stations providing good links into the City. Despite all of this, sitting in your beautiful rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over, also boasting an outbuilding that is perfect for your office or home gym! Inside your home, you'll appreciate the abundance of charm and sheer quality, with the current owners' fastidious nature meaning you can just pack your bags and move straight in.

If you like to entertain, we have great news for you! The layout on the ground floor offers a huge amount of versatility, with a large lounge that has a fabulous amount of space to incorporate a work area as well as the obligatory areas to lounge and dine. This will offer you the perfect that work/life balance, so when the Teams calls end, you can hold those dinner parties you've been dreaming of for some time now.

If we're on the money with the latter, the incredible kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills!

Upstairs, this house doesn't let you down: with three generous and tastefully decorated bedrooms, there will be a tough choice about which one to make your own! Finishing off this lovely home is a modern bathroom, serving all the rooms, with the icing on the cake being the seller has already found, so a quick move can certainly be on the cards!







## GROUND FLOOR

Hallway

Living Area  
22'6 x 12'6 (6.86m x 3.81m)

Kitchen  
13'8 x 6' (4.17m x 1.83m)

Garden/Dining Room  
16'1 x 11'6 (4.90m x 3.51m)

## FIRST FLOOR

Landing

Bedroom  
11'6 x 11'10 (3.51m x 3.61m)

Bedroom  
10'9 x 10'9 (3.28m x 3.28m)

Bedroom  
8'3 x 7' (2.51m x 2.13m)

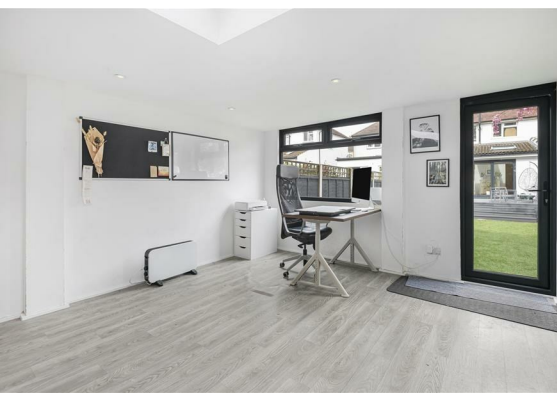
Bathroom  
7'3 x 5'11 (2.21m x 1.80m)

## OUTSIDE

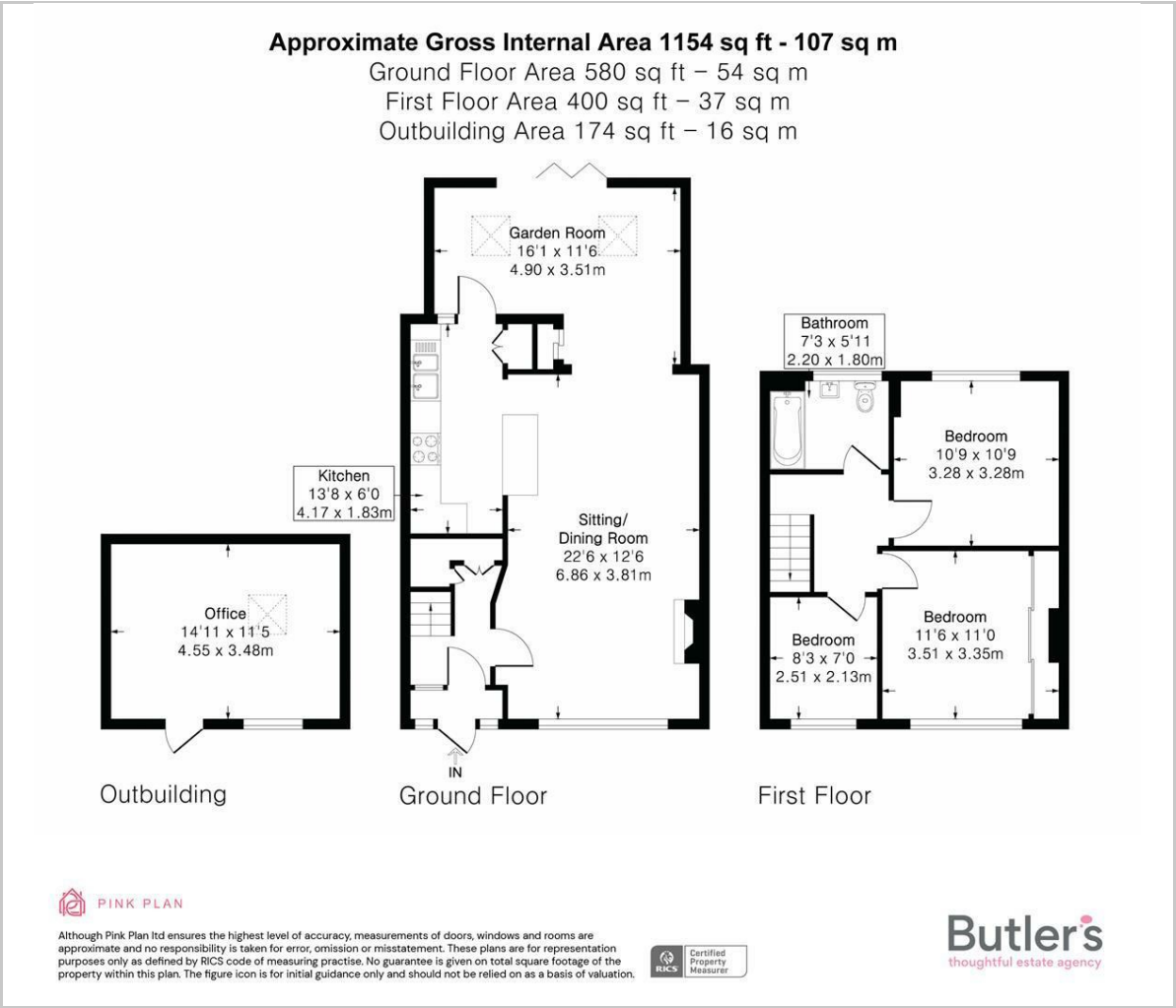
Driveway

Rear Garden

Outbuilding  
14'11 x 11'5 (4.55m x 3.48m)



Floor Plan

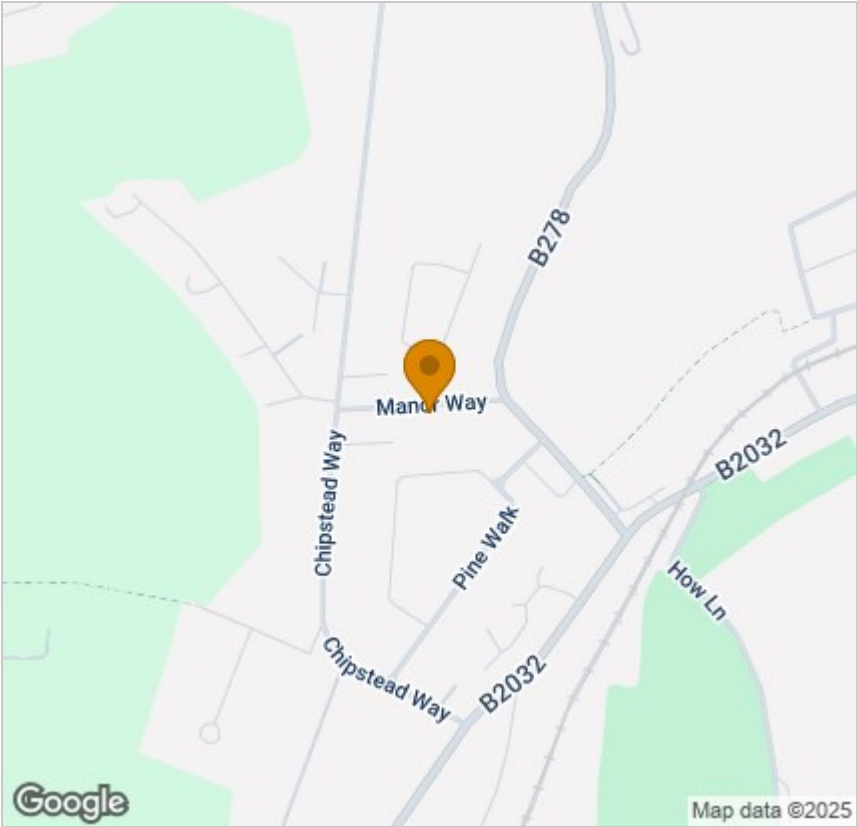


Viewing

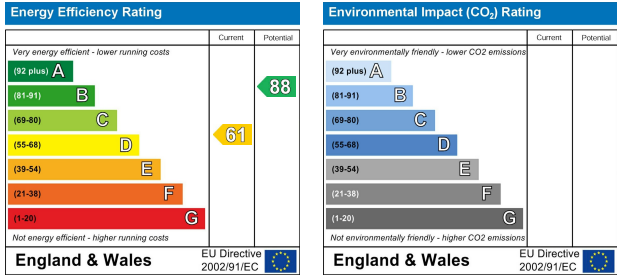
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Area Map



Energy Efficiency Graph



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