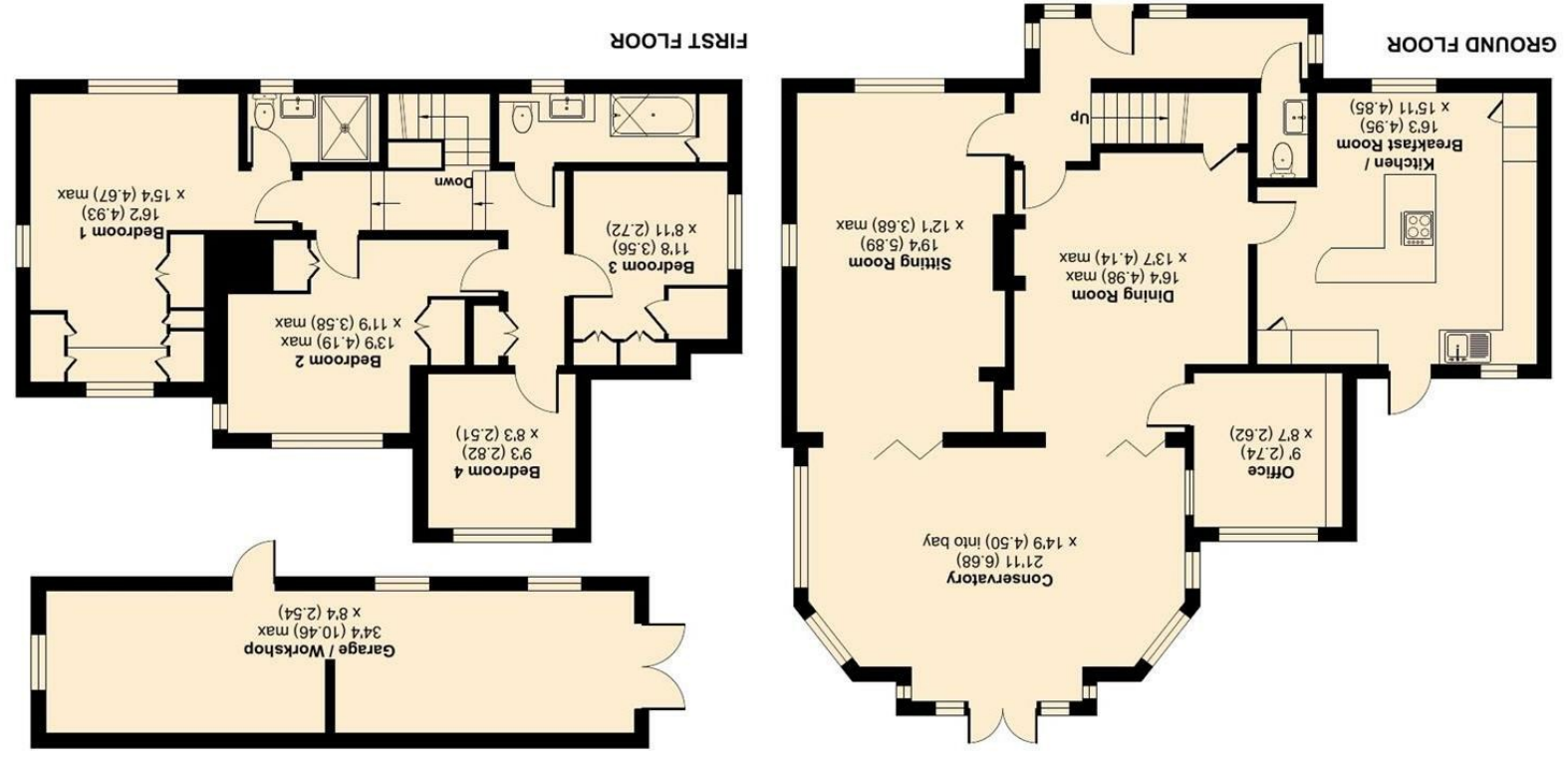


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. REF: 108287



Approximate Area = 2018 sq ft / 187.4 sq m
Garage = 286 sq ft / 26.5 sq m
Total = 2304 sq ft / 214 sq m

Courtlands Lodge, Park Road, Banstead, SM7

For identification only - Not to scale



****GUIDE PRICE £1,250,000 - £1,300,000 **** CHRISTIES' REPUTATION FOR OFFERING THE BEST OF LOCAL CHARACTER HOMES CONTINUES WITH OUR LISTING OF THIS TRULY BEAUTIFUL CHARACTER FAMILY HOME LOCATED BETWEEN THE CENTRES OF BANSTEAD AND CHIPSTEAD. ONE GLANCE AT THE PHOTOGRAPHS AND VIDEO WILL SURELY CONVINCE MANY BUYERS THAT THIS IS A HOME WHICH SIMPLY MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED. THE EXTENSIVE AND VERY FLEXIBLE GROUND FLOOR ACCOMMODATION INCLUDES TWO GENEROUS RECEPTION ROOMS, BOTH OF WHICH ARE CONNECTED VIA BIFOLD DOORS TO A WONDERFUL CONSERVATORY OFFERING PANORAMIC VIEWS OVER THE GENEROUS REAR GARDEN. IN ADDITION, A PRIVATE HOME OFFICE WILL IDEALLY SUIT THOSE WORKING FROM HOME OR WITH SCHOOL AGE CHILDREN. AND THE BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST ROOM IS FULLY FITTED WITH A RANGE OF HIGH-QUALITY CUPBOARDS AND APPLIANCES. THE FIRST FLOOR PROVIDES FOUR BEDROOMS AND TWO BATHROOMS, AND WITH THE POTENTIAL FOR EXTENSION (S.T.P.), THIS IS A HOME WHICH IS IDEAL FOR A GROWING FAMILY OR FOR THOSE LOOKING FOR A DISTINCTIVE AND IMPRESSIVE HOME THAT HAS GREAT PRESENCE. CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

- WONDERFUL CHARACTER HOME IN HIGHLY REGARDED LOCATION
- IMPRESSIVE FRONTAGE AND GENEROUS GROUNDS
- FLEXIBLE ACCOMMODATION IDEAL FOR THE GROWING FAMILY
- COUNCIL TAX BAND F
- EPC RATING D

