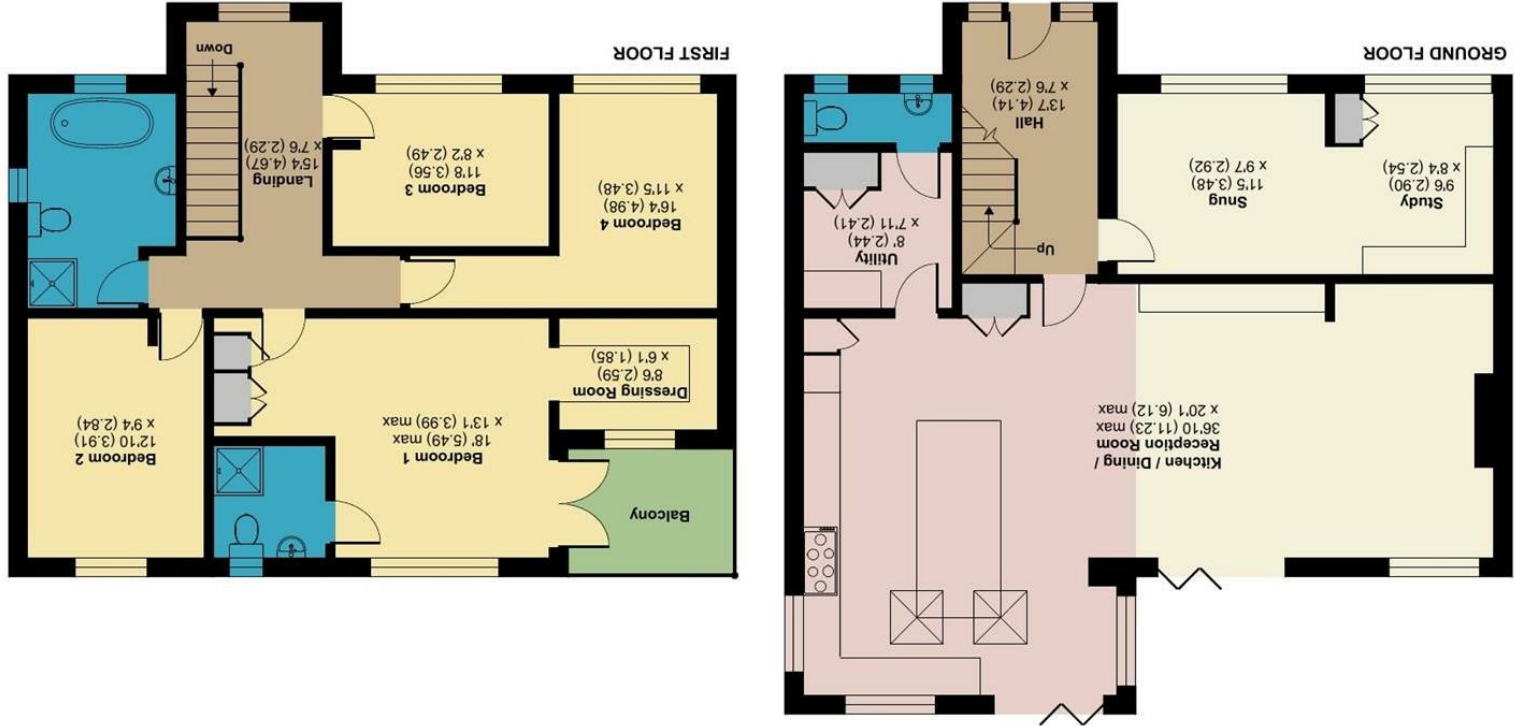




**Holly Lane West, Banstead, SM7**  
Approximate Area = 1955 sq ft / 181.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026.  
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\*GUIDE PRICE £1,100,000 - £1,200,000\*

LOCATED ON THE SERENE HOLLY LANE WEST IN BANSTEAD, THIS EXQUISITE, DETACHED HOUSE PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR FAMILIES SEEKING BOTH COMFORT AND STYLE. THIS WELL-PROPORTIONED FOUR-BEDROOM FAMILY HOME IS IN IMMACULATE CONDITION AND HAS BEEN THOUGHTFULLY DESIGNED TO A HIGH SPECIFICATION.

THE HEART OF THE HOME IS UNDOUBTEDLY THE OPEN PLAN DESIGNER KITCHEN/RECEPTION WITH PLENTY OF SPACE FOR THE WHOLE FAMILY ENJOY COOKING, DINING AND MOVIE NIGHTS. THE PROPERTY BOASTS A BEAUTIFULLY LANDSCAPED REAR GARDEN, WHICH BACKS DIRECTLY ONTO TRANQUIL WOODLAND, OFFERING A PEACEFUL RETREAT RIGHT AT YOUR DOORSTEP. THIS OUTDOOR SPACE IS IDEAL FOR ENJOYING SUNNY AFTERNOONS OR HOSTING GATHERINGS WITH FRIENDS AND FAMILY.

THE GROUND FLOOR ALSO OFFERS A SECOND RECEPTION WHICH WORKS PERFECTLY AS A SNUG/OFFICE FOR THOSE WORKING FROM HOME, YOU WILL ALSO FIND A DOWNSTAIRS CLOAKROOM AND UTILITY ROOM.

UPSTAIRS AND YOU ARE PRESENTED WITH 4 GENEROUS BEDROOMS WITH THE MASTER BEDROOM OFFERING AN ENSUITE SHOWER ROOM. THERE IS ALSO A WALK-IN DRESSING AREA AND ROOF TERRACE FOR ENJOYING A MORNING COFFEE WHILST LOOKING OUT OVER THE GARDEN AND BANSTEAD WOODS. THE LUXURY FAMILY 4-PIECE BATHROOM SUITE FURTHER ENHANCES THE APPEAL OF THIS STUNNING PROPERTY.

- CLOSE PROXIMITY TO BANSTEAD HIGH STREET
- PRINCIPAL BEDROOM WITH EN-SUITE, WALK-IN WARDROBE AND SUN TERRACE
- BACKING ONTO BANSTEAD WOODS
- IMPRESSIVE OPEN PLAN DESIGNER KITCHEN/RECEPTION
- EPC RATING D
- COUNCIL TAX BAND G

