



Outstanding ground floor country-house apartment

exclusive to

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Shaw House  
Elizabeth Drive  
Banstead  
SM7 2FD

Banstead Village 1 mile  
London by rail 35 minutes from Chipstead  
M25 (Junction 8) 5 miles  
All times and distances are approximate

This outstanding ground floor country-house apartment enjoys a south aspect with views across its parkland grounds to Banstead Woods. Beautifully presented, the apartment has the advantage of a 3rd bedroom or study and two private parking spaces. Available with no onward chain.

- | Entrance Hall
- | Sitting-Dining Room
- | Kitchen
- | Study/Bedroom 3
- | 2 Bedrooms
- | 2 Bath/Shower Rooms including en suite
- | Two Parking Spaces
- | Long Driveway
- | Some 28 acres of Parkland Grounds
- | Water Garden
- | 2 Tennis Courts

Price £550,000





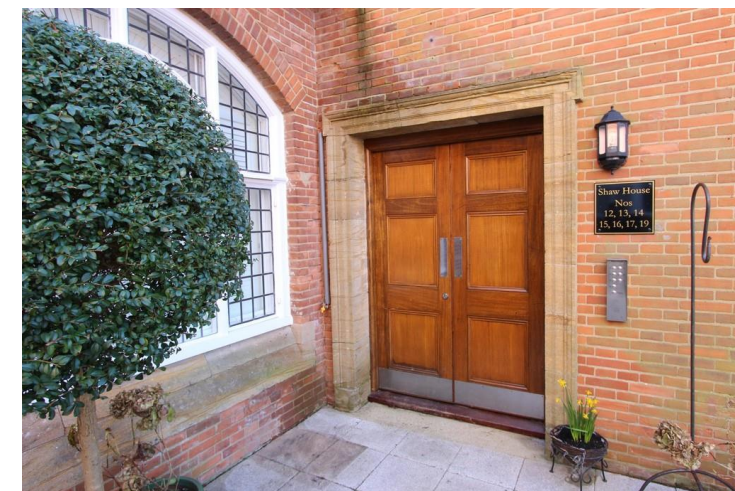
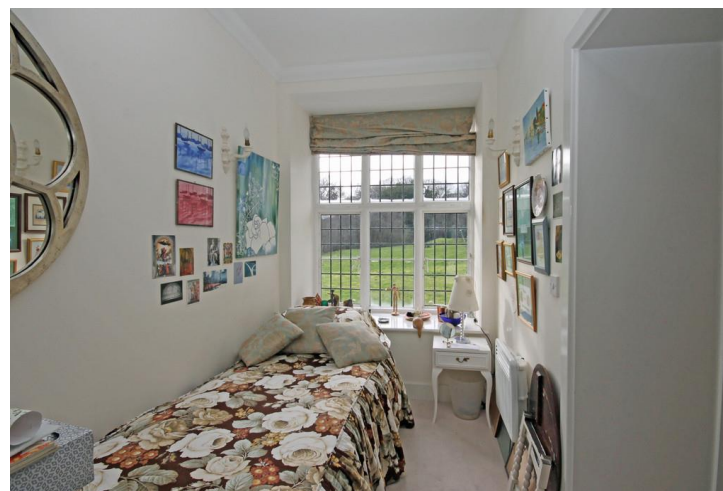


Enjoying privacy and security, this development has a leafy Banstead Woods setting, approached over a long driveway through automated gates. Banstead Village is within a mile and offers excellent shopping that includes Waitrose supermarket and Marks & Spencer Simply Food. There are rail stations at Banstead and nearby Chipstead and the M25 motorway is some 10 to 15 minutes' drive.

Situated on the south west side of the original Victorian country house, this elegant apartment enjoys unspoilt views over the grounds to the tennis courts and woods. The versatile interior is spacious and beautifully appointed, two parking spaces and ample visitors parking are advantageous. An interior viewing is recommended.



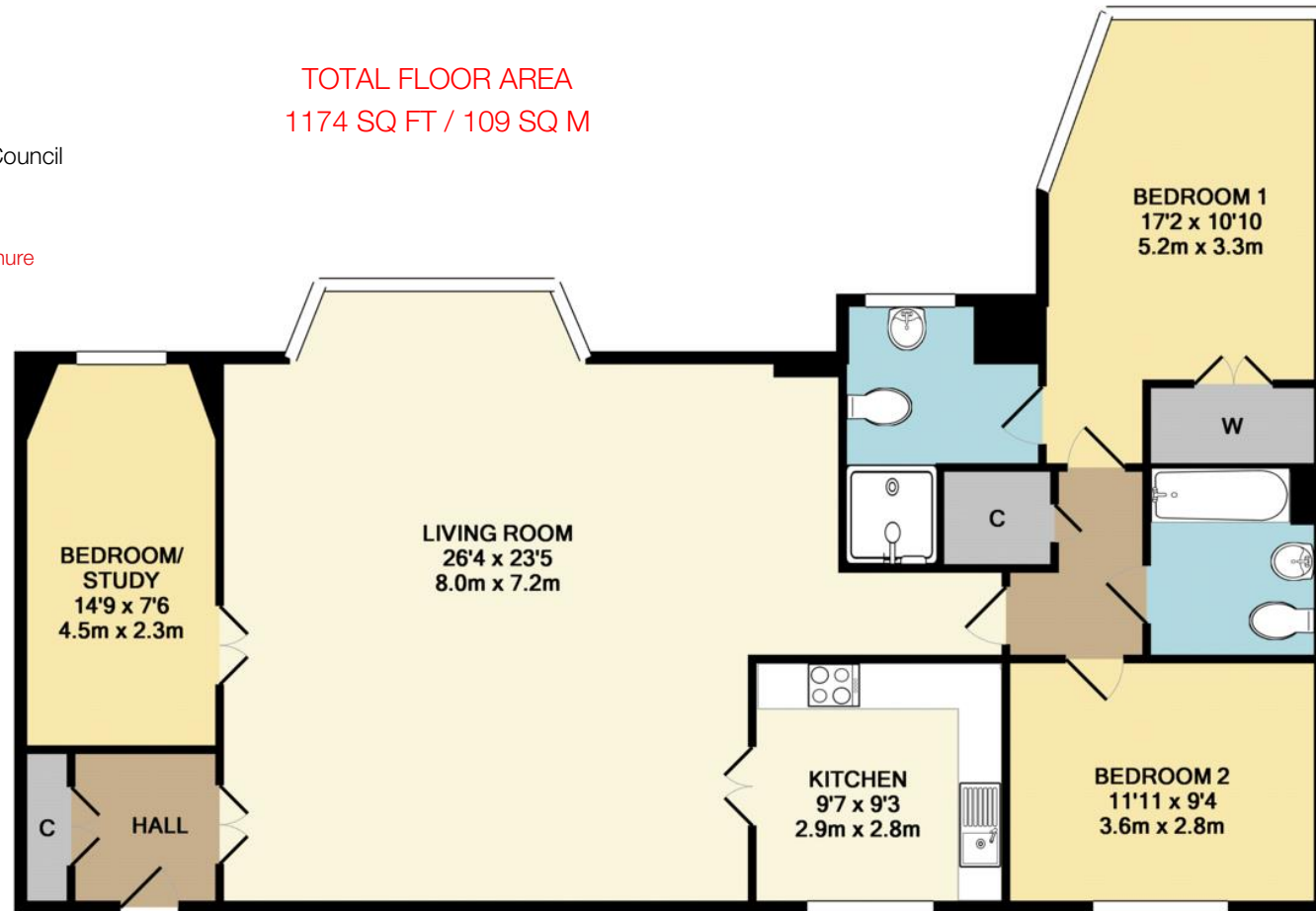
Courtyard Entrance | Impressive Living Room with southerly aspect | Double doors to Study/occasional Bedroom | Modern fitted Kitchen with granite surfaces | Attractive Principal Bedroom with en suite Shower Room | Second Bedroom and Guest Bathroom | Renewed Creta Electric Heating Secondary Glazing | Two Parking Spaces 2 All-Weather Tennis Courts | Ample parkland grounds encompassed by Banstead Woods | No Onward Chain





Tenure: Leasehold. 985 years left.  
 Service Charge: £5,784.52 pa  
 Ground Rent: £295 pa  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: F  
 All mains services  
 To the best of our knowledge on production of this brochure

**TOTAL FLOOR AREA**  
**1174 SQ FT / 109 SQ M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Viewing  
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 a viewing appointment

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