



A characterful apartment set within a private gated development

exclusive to

**SAUNDERS**

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# Holly Hill Park Holly Hill Drive Banstead SM7 2HE

Banstead Village within walking distance  
London 15 miles M25 (J8) 5 miles  
London by rail from Chipstead 35 minutes  
*All times and distances are approximate*

A substantial three bedroom apartment within a stunning and historic manor house and within easy reach of Banstead high street, with its array of shops and restaurants. The property boasts a wealth of traditional features along with allocated parking, a garage and additional cellar storage. With the added benefit of being chain free and share of freehold.

- | Communal Entrance Hall
- | Dining Room
- | Reception Room
- | Kitchen
- | Three Bedrooms
- | En-suite
- | Bathroom
- | Cellar
- | Garage
- | Allocated Parking Space
- | Communal Garden

Offers in Excess of £800,000





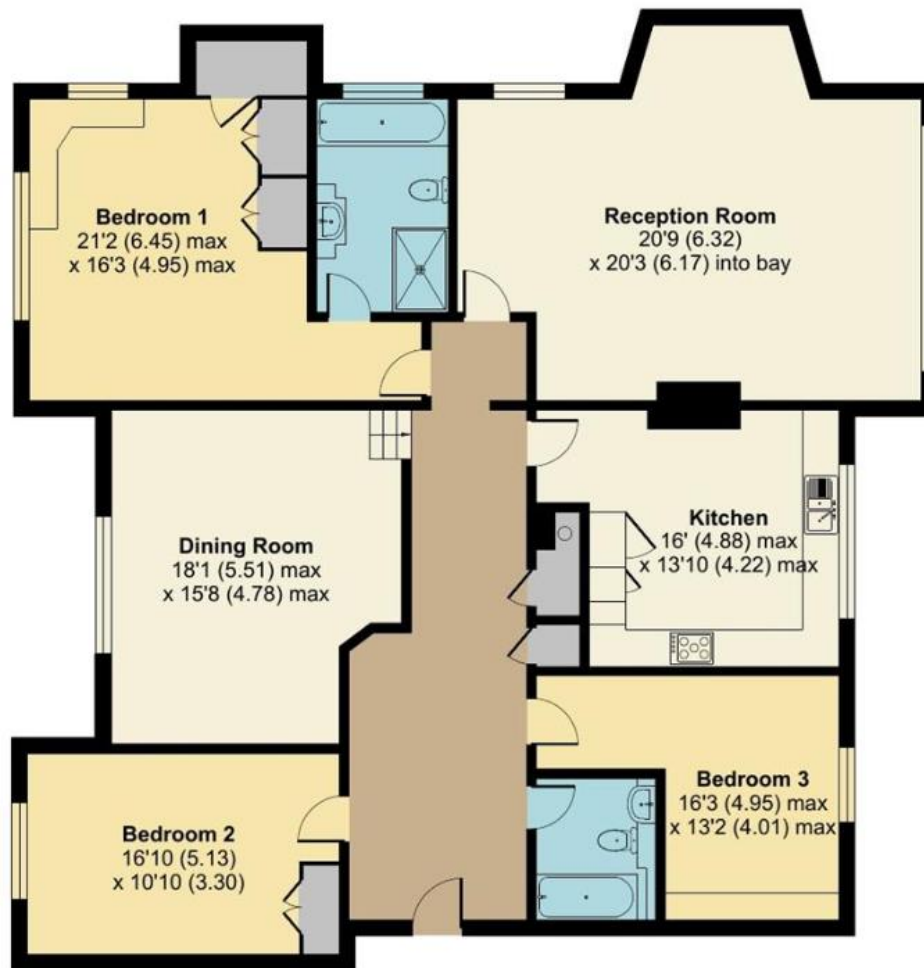
An elegant and characterful three bedroom first floor apartment situated within a privately gated development offering access to Banstead Village. The property is approached via a privately gated gravel driveway that provides parking for guests and visitors, this apartment is being offered with its own personal garage and one allocated parking space. The grand communal hallway welcomes you to Holly Hill Park where you are immediately struck by its grandeur and elegance. Once inside, the apartment boasts a modern fitted kitchen with views of the stunning communal gardens, a generous reception room and spacious dining room, in addition there are three double bedrooms, of which the principal enjoys an en-suite. The property also benefits from extra storage space located in the cellar, plus access via the communal hall to the communal landscaped gardens. An internal viewing is highly recommended to fully appreciate what this property has to offer.



The property is situated in a highly regarded residential road within half a mile of the village centre. The village of Banstead has a wide range of shops and facilities including nearby railway station providing services to London (approximately 35 minutes). The open space of Banstead woods is close by for country walks. The M25 at junction 8 gives access to both Heathrow and Gatwick airports.

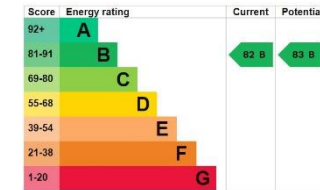
Private Gated Development | Allocated Parking Space | Garage | Modern Fitted Kitchen | Stunning Communal Gardens | Chain Free | Share of Freehold | En- Suite to Principal | A Short Distance to Banstead High Street | Additional Cellar Storage





FIRST FLOOR

TOTAL FLOOR AREA  
2,005 SQ FT / 186.3 SQ M



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Tenure: Share of Freehold  
Service Charge: £3,990 p.a.  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: F  
All mains services

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To the best of our knowledge on production of this brochure

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Please call us to arrange  
a viewing appointment

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Banstead  
01737 363333

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