



Period lodge house on the edge of Banstead Woods

exclusive to

SAUNDERS

richardsaunders.co.uk



Holly Lane Banstead SM7 2BY

Banstead Village 1 mile
London by rail 35 minutes from Chipstead
M25 (Junction 8) 5 miles

All times and distances are approximate

Located on the southern edge of Banstead village is this handsome three bedroom lodge with a wealth of period charm set in a private mature gardens and neighbouring Banstead Woods.

- | Hallway
- | Sitting-Dining Room
- | Kitchen - Breakfast Room
- | Three Bedrooms
- | En-Suite Shower Room
- | Family Bathroom
- | Private Garden
- | Off-Street Parking

Offers in Excess of £700,000



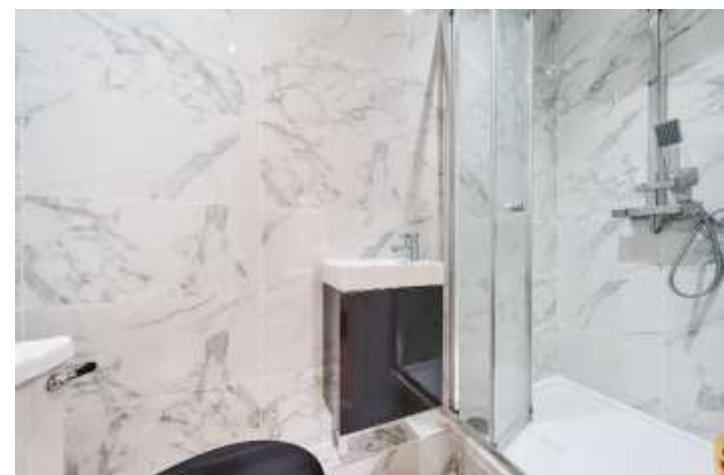


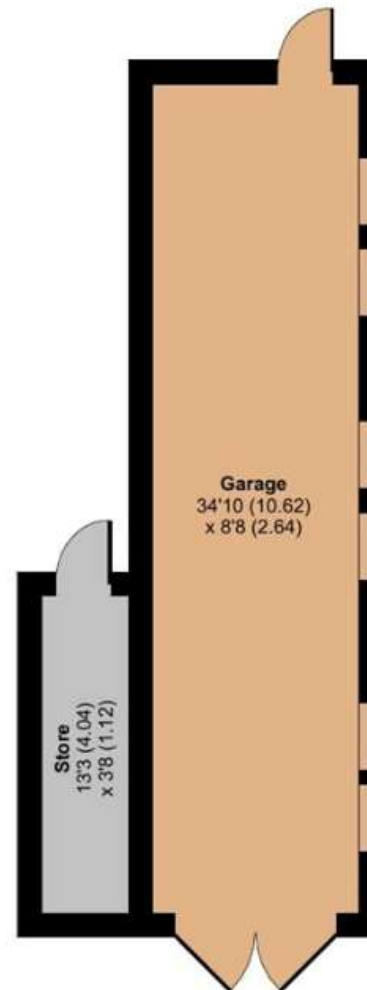
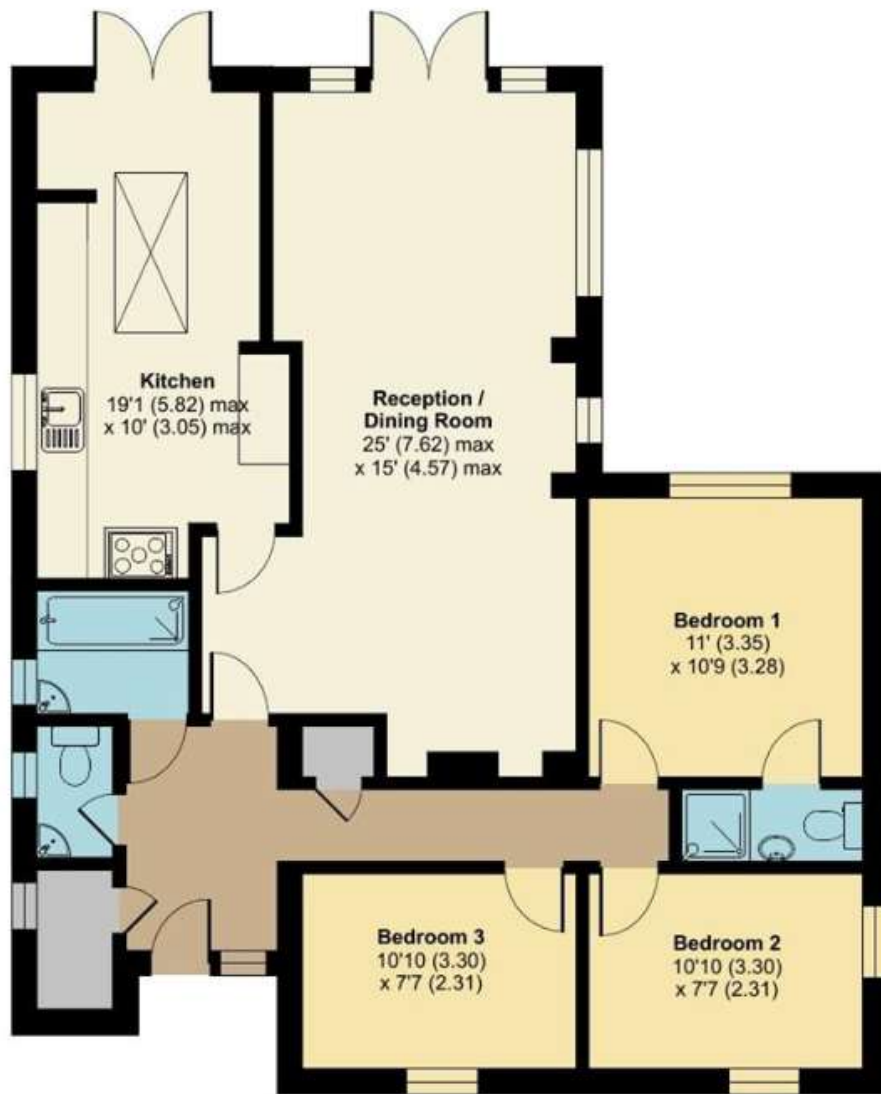
Originally constructed as a lodge house in the 19th century, this property has been transformed into a charming private home, retaining its historical charm with numerous period features. The accommodation is bathed in natural light with the main reception room featuring a cozy wood-burning stove and offers delightful views of the garden. The principal bedroom benefits from an en-suite, there are two further bedrooms and a family bathroom. Nestled within a secluded plot, with convenient access to Banstead Woods, the property ensures tranquility and natural beauty. Additionally, a spacious outbuilding serves as a garage whilst the driveway provides ample off-street parking.



Positioned on the edge of the popular Banstead Woods with Banstead Village within a mile offering excellent shopping that includes Waitrose supermarket and Marks & Spencer Simply Food. More comprehensive amenities are available at Sutton, Epsom and Croydon and the A217 provides fast access to the M25 at Junction 8 (Reigate Hill). There are rail stations at Banstead and nearby Chipstead.

Partly Grade 2 Listed Lodge | On The Edge Of Banstead Woods | Three Bedrooms | A Wealth Of Period Features | Wood Burning Stove | Recently Refurbished By The Current Owners | Spacious Kitchen - Breakfast Room With Double Doors Leading To The Patio Area | Broad Plot With Excellent Potential To Extend Subject To The Necessary Consents | No Onward Chain





TOTAL FLOOR AREA

1,398 SQ FT / 129.8 SQ M

discover more at richardsaunders.co.uk



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: E
FFTP Broadband
All mains services

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

To the best of our knowledge on production of this brochure

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700



