



Enjoying a secluded village location just moments from the High Street

exclusive to

SAUNDERS

richardsaunders.co.uk

Garratts Lane
Banstead
SM7 2EA

Village location within five minute walk of the High Street
London by rail 50 minutes from Banstead Station 1 mile
or 35 minutes from Chipstead Station 2 miles
Epsom 4 miles Reigate 6 miles
M25 (Junction 8) 5 miles
All times and distances are approximate

In an excellent village location which is both
secluded and accessible, this handsome Georgian
style detached house is offered with no chain.

Requiring refurbishment, this good sized family
house is set in almost one third of an acre with a
South-facing garden.

Guide Price £1.1 million

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

banstead@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Family Room ■ Study
- Dining Room ■ Kitchen ■ Utility Room
- Principal Suite comprising Bedroom and ensuite Bathroom
- Three further Bedrooms ■ Family Bathroom
- Large Double Garage ■ Some 100' deep Frontage with driveway parking
- Rear Garden extending to 100' x 75' ■ In all, around 0.3 acre



Individually designed and built around 1971, this property is available for the first time in many years and will give its new owners plenty of scope for refurbishment and transformation, even extension subject to planning consent.

Approached over a long driveway off Garratts Lane, the house has a paved frontage with ample parking in addition to the large triple-width garage. To the rear, the garden is naturally secluded and enjoys a South-aspect.

The interior is bright with four living rooms arranged around a central hallway, the study has oak-fronted fitted furniture and the kitchen has limed-oak cabinets and integrated appliances. There's a utility room too. Lots of potential for re-arranging the current ground-floor layout. There are four bedrooms with an ensuite shower room to the principal bedroom in addition to a family bathroom.

This property represents an excellent opportunity to acquire a family home in the heart of the village with plenty of space for expansion and value growth.





An excellent, secluded setting in the heart of the village only a few minutes' walk from the bustling High Street which offers over one hundred shops, restaurants, cafes as well as both the M&S Foodstore and Waitrose supermarket.

This location is also within a short walk of a choice of excellent schools including Banstead Infant and Junior Schools, St Anne's RC school, Banstead Prep, Aberdour and The Beacon.

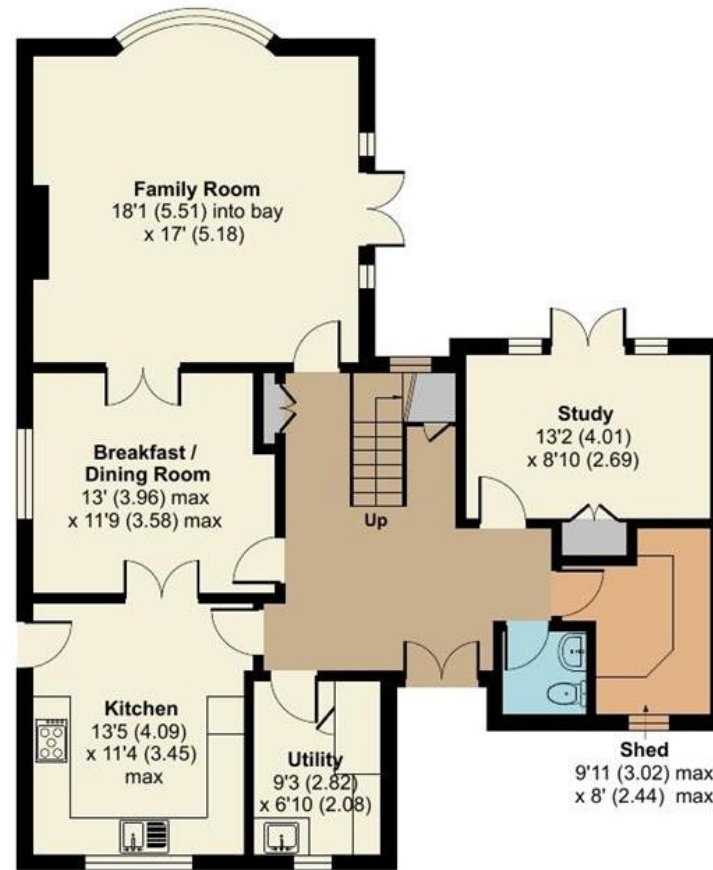
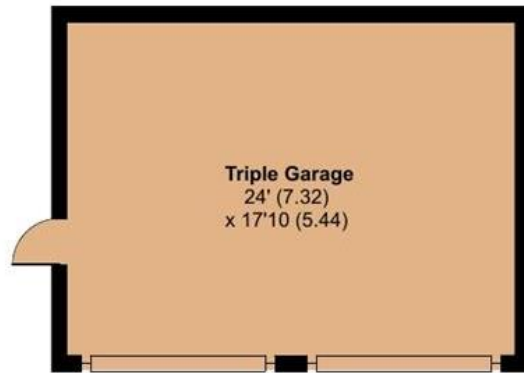
Nearby the A217 gives an arterial route to London and also to the M25 at Reigate Hill (Junction 8) providing fast road access to both Heathrow and Gatwick airports, the Channel Tunnel and coastal ports. Nearby Banstead Station has frequent services to London Victoria, and to London Bridge by changing at Sutton with faster services from Chipstead Station some 2 miles away.

High on the North Downs, Banstead is encompassed by beautiful open countryside including Banstead Woods, Epsom Downs and Banstead Downs, ideal for those who walk, run or cycle or just to enjoy nature. There are many sports clubs and facilities locally as well as cinema, local theatre and many restaurants and pubs.

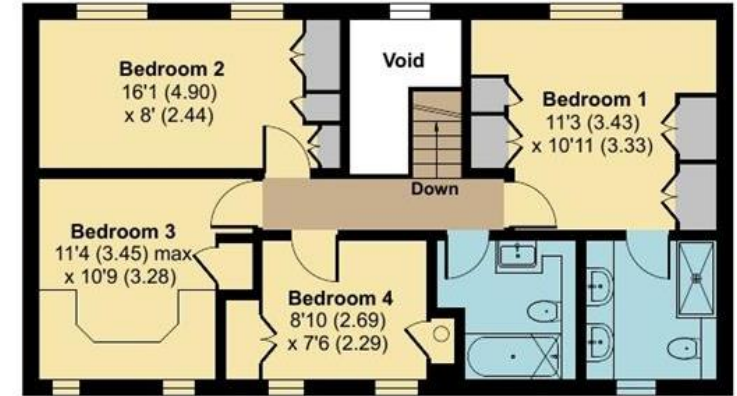


TOTAL FLOOR AREA

2,197 SQ FT / 204.1 SQ M



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Naturally secluded rear garden with South-aspect
- Large triple-width garage with twin automated doors
- Ample driveway parking with scope for adding a gated entrance
- Spacious central hall with oak flooring
- Oak-fitted study furniture
- Ensuite shower room and family bathroom
- Double glazing and gas central heating
- Untold potential for extension and refurbishment
- Heart-of-village location close to schools
- No onward chain

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

All mains services

Full Fibre Broadband Available

To the best of our knowledge on production of this brochure

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.

