



Contemporary family home backing Banstead Woods

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Holly Lane West  
Banstead  
SM7 2BB

Banstead Village a 10 minute walk  
London by rail 40 minutes from Banstead  
or 35 minutes from Chipstead  
M25 (Junction 8) 5 miles  
All times and distances are approximate

Extended and refurbished, this well-proportioned four bedroom family home is offered in immaculate condition and has a quiet location close to a choice of excellent village schooling and extensive high street shopping.

The open spaces of Banstead Woods are just on the door step.

Price Offers in excess of £1,250,000

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

[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)



- Hallway ■ Sitting room ■ Study ■ Kitchen - diner
- Utility room ■ Downstairs cloakroom
- Four bedrooms ■ En-suite ■ Walk in wardrobe
- Sun terrace ■ Family bathroom ■ West-facing garden
- Off-street parking ■ EV Charging Point



A beautiful example of a substantial four bedroom detached family home which has been cleverly extended and renovated to a very high specification.

The property offers open-plan living spaces, a designer kitchen, generous bedrooms and luxury bathrooms, all sizable and versatile with stylish, contemporary finishings that are bright and airy throughout.

The immaculate West-facing landscaped garden backs directly onto woodland, all of this combined provides all the luxury that one would expect of a house in such a premium location.

An internal viewing is highly recommended to fully appreciate what this home has to offer.

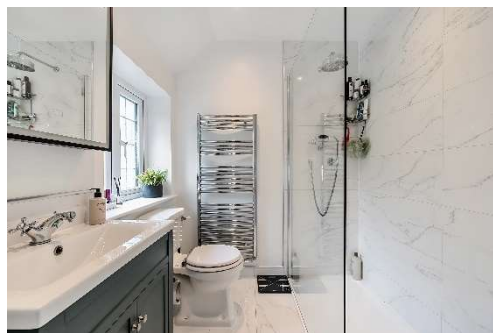
Arrange your viewing through the sole agents, [Richard Saunders and Company of Banstead.](#)



The property is located on a slip road off of Holly Lane which means Banstead Village is within walking distance, or a short drive, and offers excellent local shopping including Waitrose and Marks & Spencer Simply Food.

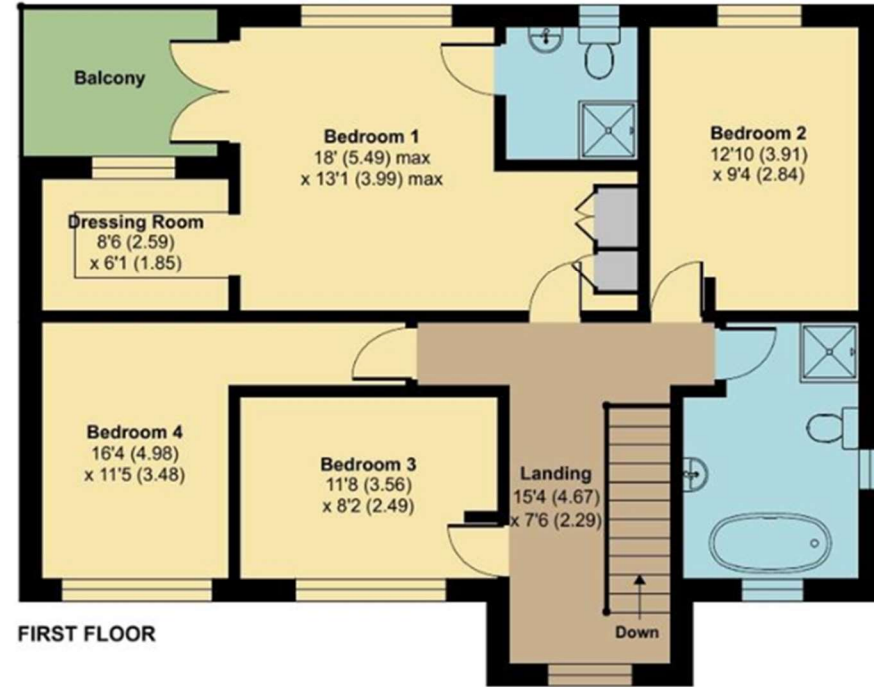
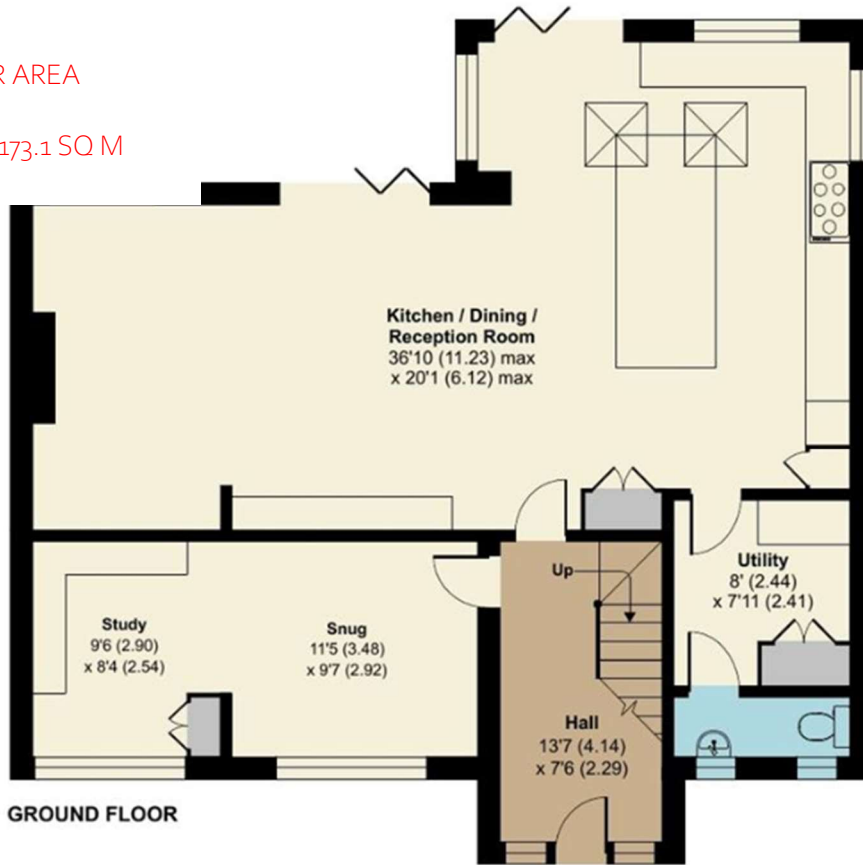
Cheam Village, Ewell and Epsom are also easily reached. Nearby the A240 and A217 give arterial access to the A3 and M25 respectively enabling fast road travel to central London and both Heathrow and Gatwick airports.

This part of the Surrey Downs has a great choice of schools including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club and the open spaces of Banstead Downs.



TOTAL FLOOR AREA

1,864 SQ FT / 173.1 SQ M



The many features of this fine home include:

- Recently refurbished throughout
- Mature landscaped West-facing garden
- Ample amount of storage space
- Close proximity to Banstead high street
- Large open-plan kitchen with separate utility room
- Principal bedroom with en-suite, walk-in wardrobe and sun terrace
- With planning permission to extend
- Backing onto Banstead woods
- Close proximity to well-regarded schools
- Downstairs cloakroom
- Underfloor heating throughout the kitchen - diner
- EV Charging Point
- Alarm system installed



Tenure: Freehold  
 Local Authority: Reigate and Banstead Council  
 Council Tax Band: G  
 Broadband: Superfast Fibre  
 All mains services  
 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. Minor Japanese knotweed at the back of the garden fully removed; 10-year guarantee.

