



The Old  
Victorian  
Cottage

A beautifully finished cottage which radiates Victorian charm

exclusive to

**SAUNDERS**

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# Diceland Road Banstead SM7 2ET

Banstead Village 1/2 mile  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

A handsome semi-detached period cottage in the centre of Banstead Village with a wealth of original and tastefully added features. The property has been recently extended by the current owners resulting in a high standard throughout.

- Sitting Room
- Dining Room
- Kitchen - Breakfast Room
- Shower Room
- Two Bedrooms
- Log Cabin
- Private Garden

Price £585,000







On this popular residential road, within close proximity of Banstead high street, is this charming two bedroom semi-detached Victorian home, boasting a wealth of timeless original features. The current owners have transformed this home into something very special, whilst being sympathetic to its obvious charm. The open-planned reception room has its original fireplace and a contemporary wood burning stove.

Within walking distance to Banstead village with its high street shopping. There is a good selection of local shops including Marks and Spencer Simply Food, Waitrose and Tesco Express together with a variety of restaurants and Banstead Library. Bus services from the village are available to neighbouring towns including Sutton, Epsom and Reigate. The A217 provides an arterial route to the M25 at Junction 8 (Reigate Hill). The open spaces of Lady Neville Park, Banstead Woods and Nork Park are also nearby.



Period Victorian cottage | A wealth of original features throughout | Fully powered log cabin with wood burning stove | Contemporary open-planned kitchen - breakfast room with bi-folding doors leading to patio area | Two generous bedrooms | Within easy reach of Banstead high street | Modern shower room | Off-street parking | Low maintenance private garden | Three wood burning stoves

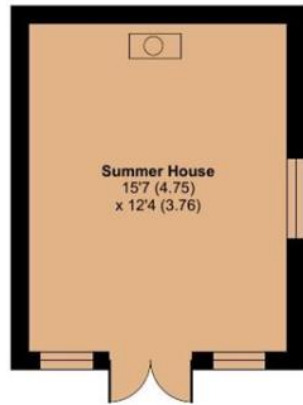






TOTAL FLOOR AREA

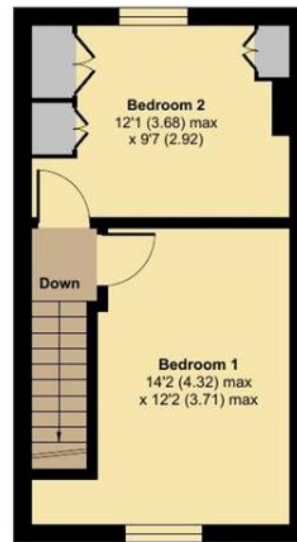
1,119 SQ FT / 103.9 SQ M



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: D

All mains services

FFTP Broadband

To the best of our knowledge on production of this brochure

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a viewing appointment

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