



Period lodge house within moments of Banstead high street

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Garratts Lane Banstead SM7 2DZ

Village location within two 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

Located within moments of Banstead High Street is this handsome two bedroom lodge with a wealth of period charm set in a private mature gardens with off street parking and a generous detached garage.

- | Hallway
- | Two bedrooms
- | Conservatory
- | Family bathroom
- | Kitchen-breakfast room
- | Detached garage
- | Private Garden
- | Off-Street Parking

Price £775,000





Originally built as a lodge house in the 19th century, this enchanting property has been beautifully transformed into a private home that has an ebullience historical character. Showcasing numerous period features, it retains its timeless charm throughout. The bright and airy accommodation includes a delightful main reception room, complete with a feature fireplace and picturesque views of the garden. The principal bedroom enjoys the convenience of built-in storage, complemented by another additional bedroom and a well-appointed family bathroom. Set within a secluded corner plot, the property offers a convenient location, just moments from the amenities of Banstead High Street. A spacious detached garage and a generous driveway provide ample off-street parking, completing this unique offering.



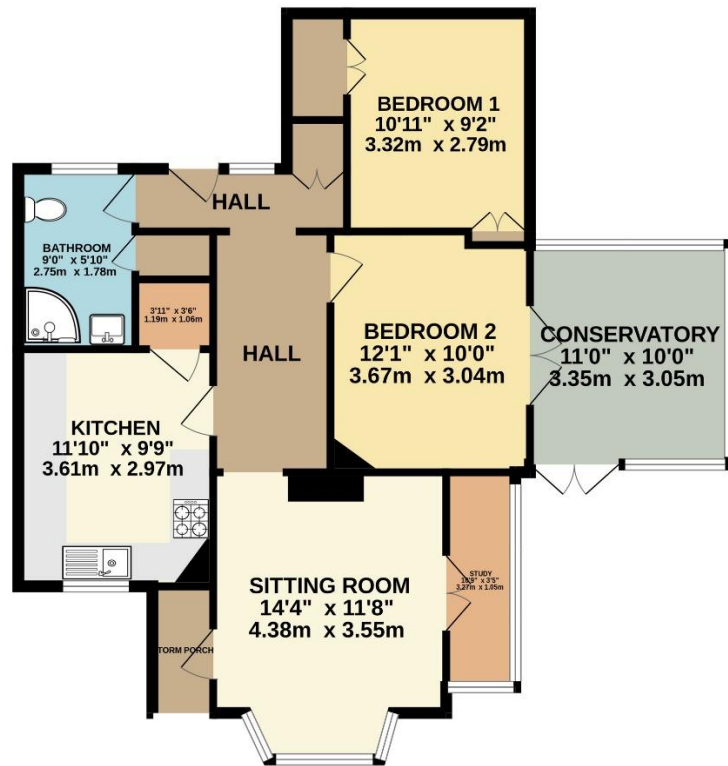
An excellent, secluded setting in the heart of the village only a few minutes' walk from the bustling High Street which offers over one hundred shops, restaurants, cafes as well as both the M&S Foodstore and Waitrose supermarket. This location is also within a short walk of a choice of excellent schools including Banstead Infant and Junior Schools, St Anne's RC school, Banstead Prep, Abdour 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.



Convenient central village location | A wealth of original features | Ample amount of off street parking | High ceilings throughout | Feature fireplace | No onward chain | Detached garage | Private wrap around garden | Conservatory with views overlooking the garden | Excellent potential for further enhancements

GROUND FLOOR

1118 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA

1,118 SQ FT / 103.9 SQ M

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

To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

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Kingswood
01737 360000

2 High Street
Banstead
01737 363333

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