



Exclusive and refined family home within easy reach of Banstead high street

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**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

Nestled in a prime village location that offers both privacy and convenience, this charming detached home is available with no onward chain.

Spacious and well-suited for family living, the property enjoys a mature, private garden with gated access leading directly to Garton Park.

Offers in Excess of £1,200,000

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

banstead@richardsaunders.co.uk



- Hallway ■ Study ■ Sitting room ■ Family room
- Dining room ■ Kitchen ■ Downstairs cloakroom
- Four bedrooms ■ En-suite shower room
- Family bathroom ■ Separate cloakroom
- Private garden ■ Off-street parking ■ Garage



This distinctive and beautifully presented detached family home offers flexible and well-proportioned accommodation, making it an ideal family home. The property effortlessly combines charming character features with contemporary finishes, creating a stylish yet comfortable living environment. Upon entering, you are welcomed by a spacious and inviting hallway that sets the tone for the rest of the home.

The heart of the property is the fully-integrated kitchen and breakfast room. The spacious sitting room provides a warm and welcoming space, while the bright and airy conservatory, with its direct access to the garden, enjoys views overlooking the mature garden and park beyond. Upstairs, the well-appointed bedrooms provide comfortable and peaceful retreats, while the stylish bathrooms feature contemporary fittings and finishes. To the rear, the garden enjoys uninterrupted views over the playing fields. Whether entertaining guests, enjoying family gatherings, or simply unwinding, this outdoor space caters to a variety of lifestyle needs. Situated in a sought-after location, the property enjoys both privacy and convenience, with easy access to local amenities, schools, and transport links.

A rare opportunity to acquire such a unique and well-presented home, early viewing is highly recommended to avoid disappointment.



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.

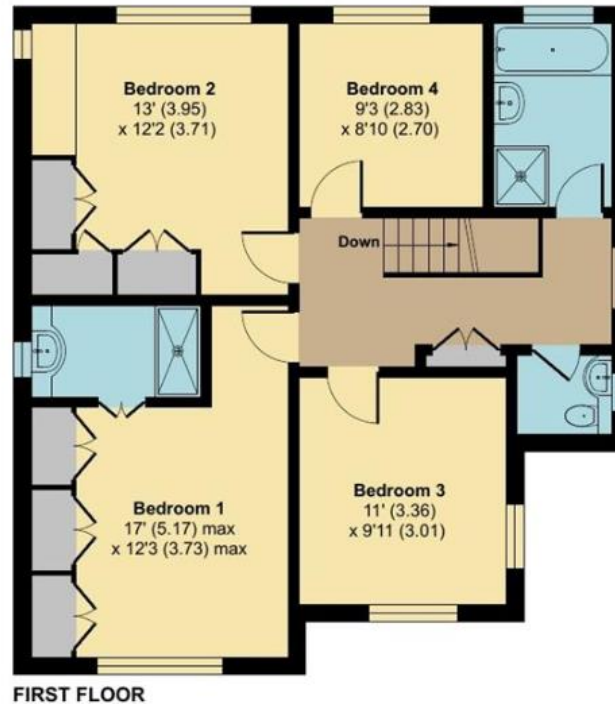
Nearby Banstead Station has frequent services to London Victoria, and to London Bridge by changing at Sutton with faster services from Chipstead Station some 2 miles away.

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
1,998 SQ FT / 185.5 SQ M

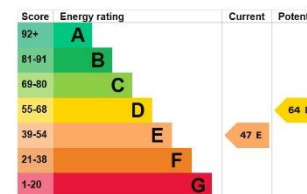


The many features of this fine home include:

- Four generous bedrooms
- Spacious dining room with views overlooking the private mature garden and park beyond
- A wealth of original features
- Within moments of Banstead high street
- Directly backing Garton Park
- No onward chain
- Ample amount of off-street parking
- Excellent potential to extend (STPP)



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Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 FFTP
 All mains services
 To the best of our knowledge on production of this brochure

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