An aerial photograph showing a large, lush green estate. In the center, a two-story period property with a red-tiled roof and ivy-covered walls is partially visible through the dense foliage. The property is surrounded by a vast expanse of mature trees and greenery. In the background, a residential neighborhood with houses and streets can be seen, along with a large open field. The overall scene is a peaceful, wooded setting.

Period property set within 7 acres

exclusive to

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# Rectory Lane Banstead SM7 3NX

London 16 miles

Banstead 2 miles

London by rail 35 minutes from nearby Chipstead

M23 / M25 4 miles

All times and distances are approximate

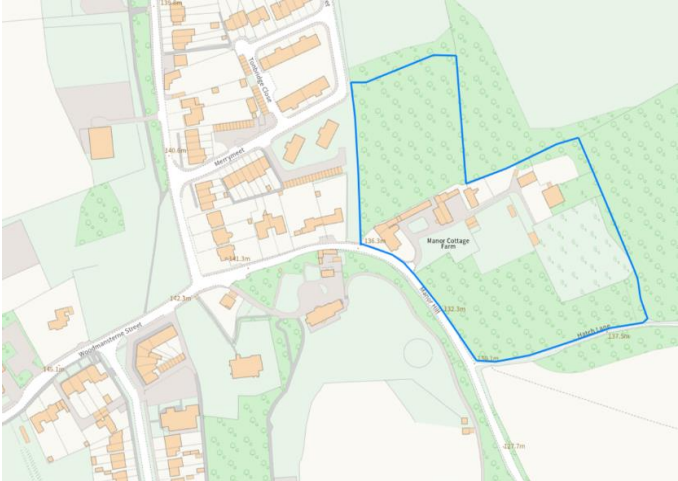
This beautiful and historic farmhouse provides a family haven, tucked away in a private and semi-rural location whilst offering remarkable accessibility. This period home of great character throughout, with its generous accommodation, has a mature and spacious plot of some 7 acres.

- | Hallway
- | Reception room
- | Study
- | Kitchen
- | Utility room
- | Downstairs cloakroom
- | Conservatory
- | Downstairs shower room
- | Four bedrooms
- | En-suite bathroom
- | Family shower room
- | Two bedroom attached annexe with Sitting room, Dining room and Kitchen
- | Double garage
- | Games room
- | Storage

Price £2,500,000







Manor Cottage Farm has a peaceful semi-rural location whilst being within easy reach of all the needs of everyday life. There is local shopping in the village nearby whilst Banstead Village has over one hundred varied shops as well as Waitrose Supermarket and M&S Simply Food. Both Woodmansterne Primary School and Chipstead Valley Primary schools are nearby with a wider choice of excellent schooling in the area including Banstead Infant and Junior Schools, The Priory, Greenacre School for Girls, Aberdour and Chinthurst School. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes, the M25/M23 intersection provides fast access to both Gatwick and Heathrow Airports, the coastal ports and the UK's motorway network. This part of the Surrey Downs has a wealth of venues for sport, leisure and cultural pursuits with many pubs, restaurants, golf and sports clubs, cinemas and theatres within a short drive. There are also many acres of open downland and protected woodland for riding and walks.



Seldom available in a Green Belt location, within the M25 and just 15 miles south of London, a period house of great character and amenity. Built in the late 1800s, Manor Cottage Farm is set in a prestigious site of around 7 acres with mature evergreen screening and a number of outbuildings currently used as annexe accommodation, storage and garaging which allow excellent potential for converting. There are a few protected trees and an area of coppice to the rearmost part which is considered to be a feature. The site also has the advantage of a South-Easterly aspect to the side and rear, backing rolling countryside. The site received approval for three new dwellings which has recently elapsed. Copies of the site plan and plans/elevations for each house are available upon request.



Permission previously granted for three new dwellings which has recently elapsed | A mature plot of some 7 acres | A period manor house with a number of out buildings | Planning ref # 18/02368/F | Sweeping driveway with ample amount of parking | Excellent potential for further enhancements and redevelopment | Semi-rural location within a tree-lined country lane | Attached two bedroom annexe | Double garage with games room and storage

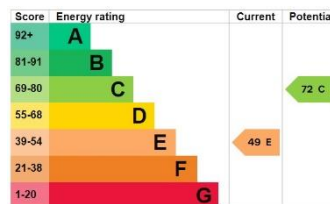




TOTAL FLOOR AREA

7,360 SQ FT / 683.7 SQ M

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



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Viewing  
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 a viewing appointment

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