



Spacious family home within moments of Banstead high street

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# Rosewood Holly Lane Banstead SM7 2AY

Banstead Village a 5 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*

Perfectly located just a few minutes' walk from the village shops, this modern detached home offers convenience, space, and comfort in equal measure. Set back behind a deep frontage with ample parking, the property also benefits from a mature, well-maintained garden—ideal for family life and outdoor enjoyment. Extended by the current owners, this bright and versatile family home is situated close to a range of highly regarded schools, making it an excellent choice for growing families seeking both location and lifestyle.

- | Hallway
- | Dining room
- | Sitting room
- | Family room
- | Kitchen-breakfast room
- | Utility room
- | Garage
- | Five bedrooms,
- | Three bathrooms
- | Private garden
- | Off-street parking

Offers in Excess of £1,250,000







This exceptional detached family home offers just under 3,000 sq ft of thoughtfully designed living space, centred around a welcoming entrance hall. Bright, spacious, and versatile throughout, the interior is perfectly suited to modern family living. The heart of the home is a contemporary kitchen/breakfast room, complemented by three generous reception rooms all benefiting from hard wood flooring, five well-proportioned bedrooms – each with air conditioning, and three stylishly appointed bathrooms. Meticulously maintained and extended by the current owners, the property features a beautifully landscaped, mature garden with a patio—ideal for both entertaining and quiet relaxation. The deep frontage provides ample off-street parking, in addition to an attached garage, offering both convenience and practicality. In summary, this is a truly delightful home in Banstead that seamlessly blends space, comfort, and style—an ideal choice for families seeking high-quality living in a sought-after location.



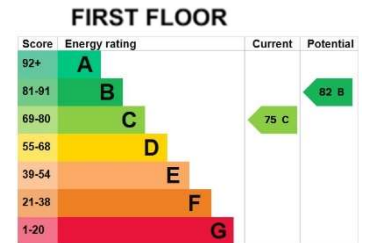
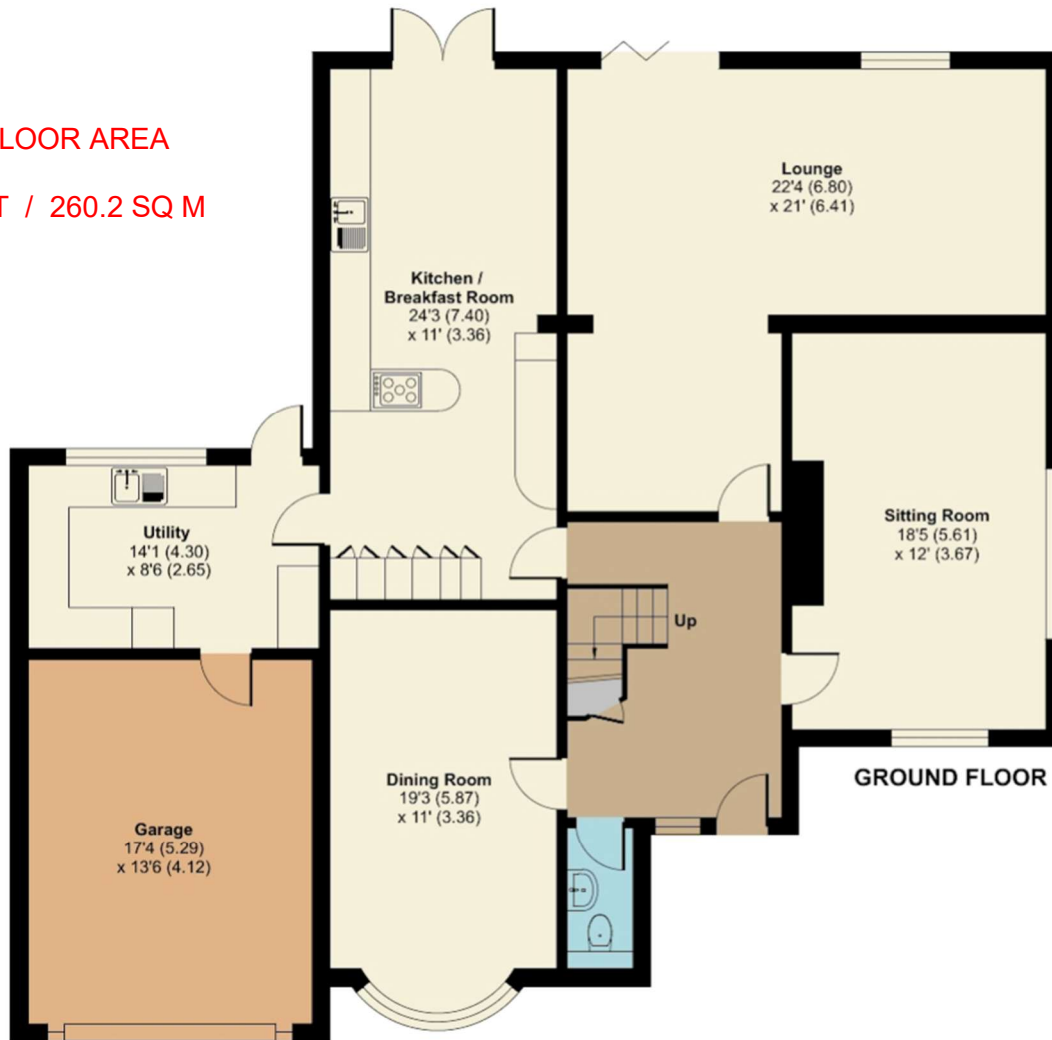
A village home such as this is rare to find. Set back from the lane, this property is within a short walk of Banstead Village and its extensive amenities for family life. There are rail services at Banstead and nearby Chipstead Stations and the A217 gives an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network within just a few minutes' drive.

Five spacious bedrooms, four of which enjoying high quality built-in wardrobes | Within moments of Banstead high street | Contemporary kitchen-breakfast room | Private and mature garden | Deep frontage with ample parking | No onward chain | Within easy reach of an array of well-regarded schools | Generous family room with bi-folding doors leading to the patio area | EV charger | Well-presented throughout



## TOTAL FLOOR AREA

2,802 SQ FT / 260.2 SQ M



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

To the best of our knowledge on production of this brochure

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