



Wonderful country-house apartment just a few minutes from the village

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**Holly Hill Park,
Holly Hill Drive,
Banstead
SM7 2HE**

London 15 miles
Banstead Village half a mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 4 miles

In a secure and peaceful setting on the edge of the village and seldom available, a superb country-house apartment, one of just six created in 2002 by Squires Bridge Homes within this beautiful Edwardian house.

Impeccably maintained, this spacious home of over 2,000 square feet in total, ideally meets the needs of those seeking easy access to life's essentials.

Guide Price £800,000

View by appointment please, exclusively through
Richard Saunders and Company
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- Communal Hall ■ Entrance Hall
- Sitting Room ■ Dining Room / Study ■ Kitchen – Breakfast Room
- Principal Bedroom with ensuite Bathroom
- Second Bedroom ■ Third Bedroom / Study ■ Guest Shower Room
- Gated Entrance ■ Garage ■ Designated Parking and Visitors Spaces
- Private Cellar Storeroom ■ Communal Grounds



Once part of the Banstead Wood estate owned by the brewing pioneer Charles Henry Garton, Holly Hill House was bespoke built in 1912 as a gift to his son Charles Leslie Garton. Much of its Edwardian grandeur and character was retained by Squires Bridge Homes as they skilfully converted this beautiful country house in 2002 into six substantial apartments and two mews cottages.

Our clients' apartment is situated on the first floor and comes available for the first time since it was created some 23 years ago. Spacious and light due to its high ceilings and large windows, the apartment has no compromise in design throughout its well-proportioned rooms.

Behind its automated entry gates, there is ample parking for visitors as well as a private parking space and garage for each resident. The beautiful formal grounds are reserved for the apartment residents and offers many places to sit and enjoy the tranquillity.

Appointed to a very high finish and impeccably maintained ever since, the apartment is ideal for those looking for comfortable living on the edge of this vibrant village whilst offering the ease of 'lock up and leave'.





Just a few minutes' walk from Banstead Village, this property has a quiet location and yet it offers remarkable accessibility.

The village has so much to offer, whether it is the community centre and library, All Saints Church which hosts the annual May Queen Fair or the High Street, bustling with a diverse choice of shopping, cafes and restaurants. The village also has a Waitrose Supermarket and M&S Foodstore with an Asda superstore at Burgh Heath. Greater facilities including theatre and cinema are at nearby Epsom and Reigate.

There are rail services to London from either Banstead or nearby Chipstead Stations and the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (Junction 8), bringing both Heathrow and Gatwick Airports, coastal ports and the Channel Tunnel all within easy reach.

Encompassed by open countryside that includes Banstead Woods, Banstead Downs and Epsom Downs, this area is ideal for those seeking cultural, sports and leisure pursuits. There are golf courses at Cuddington, Chipstead and the Epsom RAC Country Club, several gyms and other sports clubs as well as wonderful open countryside for cycling, walks and running.





The many features of this fine home include:

- A substantial, single-level home of over 2,000 square feet
- Spacious sitting room overlooking the gardens
- Well fitted kitchen-breakfast room with granite and appliances
- Principal bedroom has ensuite bathroom and shower
- Two further double bedrooms, one is used as dining room / study
- Wealth of storage space including a private cellar storeroom
- Long lease and share of Freehold, substantial reserve fund
- Beautiful, manicured grounds with ample space to sit and enjoy
- Designated parking space in addition to the garage
- Exclusive, gated location setting on the edge of the village



Tenure: Lease 999 Years from 1 January 2002. Also, a share of the Freehold.
Service charge £4,670 pa including contribution to a reserve fund
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: F
Broadband: Full Fibre Broadband available
Services: All mains services are connected
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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