
Available for the first time since it was built over 20 years ago
exclusive to
SAUNDERS
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Woodmansterne Street
Woodmansterne
SM7

Chipstead Station 2 miles Coulsdon South Station 3 miles
London 40 minutes (Chipstead) 25 minutes (Coulsdon South)
Woodmansterne Village 0.5 mile Banstead Village 1.5 miles
Sutton 4 miles Reigate 7 miles
M25 / M23 Intersection 3 miles
All times and distances are approximate

Close to the village and featuring an independent annexe, this excellent modern detached house combines traditional character with many modern luxuries throughout.

Set back in its secluded garden plot, the house also has the great amenity of a garden studio or office and a detached gym and garage.

Offers invited in excess of £1,325,000

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

banstead@richardsaunders.co.uk



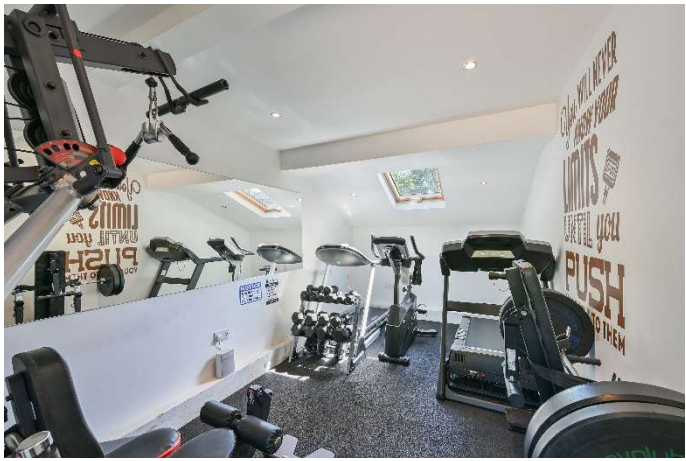


- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Open plan Kitchen – Dining Room
- Utility Room
- 4 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Detached Annexe of Living Room and Kitchen, Bedroom and Shower Room
- Garage
- Gym or Second Garage
- Deep Frontage of 120’ x 75’ with driveway parking
- Around 75’ x 55’ Rear Garden
- Detached Office / Studio
- In all, around 0.3 acre









In 2004, our clients found the perfect spot to create their new home; a spacious plot of just under one third of an acre with natural privacy and backing onto paddocks and open fields.

They chose the award-winning Potton Homes, renowned for their characterful and energy-efficient designs to form the base of their individual home. The property was constructed and appointed to an exceptionally high standard with many luxuries evident throughout. The owners went further to develop their home, adding an excellent detached annexe, complete with luxury kitchen, shower room and wood-burning stove.

The house has a perfect balance of living rooms and bedrooms and there are many character features throughout, including an impressive brick fireplace, exposed beams, oak flooring and Norfolk latch doors.

Set back from the road, the entrance has an automated gate and extensive drive for parking and turning in addition to two large garages, one of which is currently used as a gym. The rear garden is private and enjoys a South-West aspect and wonderful views over neighbouring fields.

An individual and beautifully presented home of distinction.



Within just a few minutes of the village and set back from the road, this quiet location offers both accessibility and tranquillity, away from the bustle of modern life.

Woodmansterne has local shopping and The Woodman pub, whilst just over a mile away Banstead High Street has over a hundred shops, cafes and restaurants and there is also a Waitrose Supermarket. More extensive shopping is at nearby Sutton, Epsom or Reigate. Banstead also boasts a choice of excellent schooling.

There are rail services from Woodmansterne and Chipstead Stations, with faster services from Coulsdon South Station which is around three miles away.

The M25 / M23 intersection (J7) gives swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports and the A217 and A23 provide arterial routes into London.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Banstead Downs, Banstead Woods and Epsom Downs and Racecourse as well as abundant open countryside for walking and cycling. There are many pubs and restaurants nearby and local theatre and cinema are at Reigate, Epsom and Sutton.



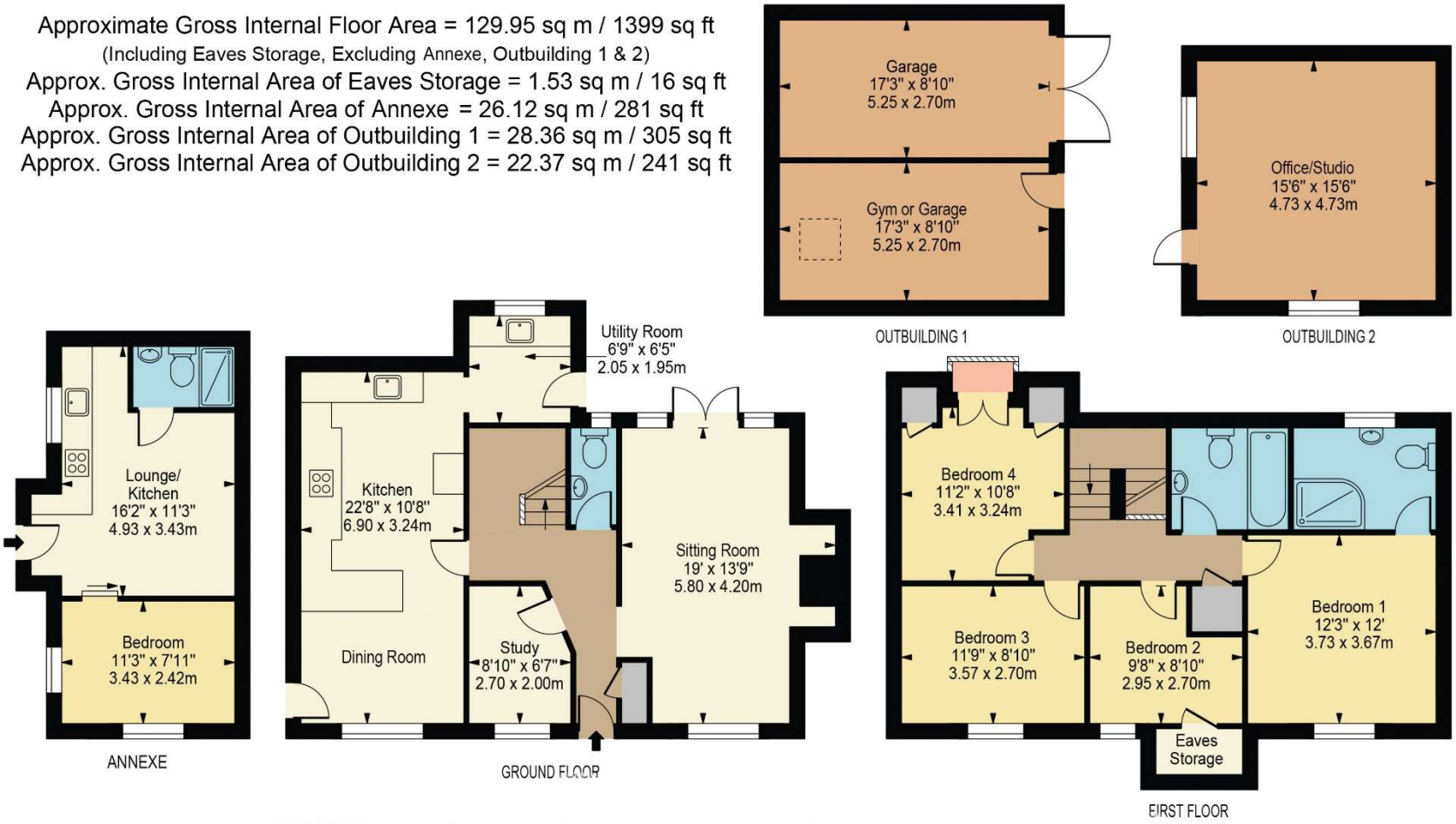


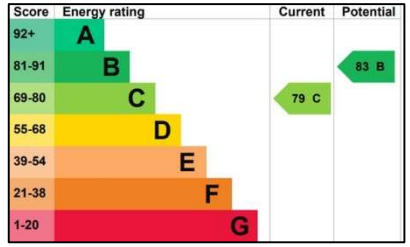






Approximate Gross Internal Floor Area = 129.95 sq m / 1399 sq ft
(Including Eaves Storage, Excluding Annexe, Outbuilding 1 & 2)
Approx. Gross Internal Area of Eaves Storage = 1.53 sq m / 16 sq ft
Approx. Gross Internal Area of Annexe = 26.12 sq m / 281 sq ft
Approx. Gross Internal Area of Outbuilding 1 = 28.36 sq m / 305 sq ft
Approx. Gross Internal Area of Outbuilding 2 = 22.37 sq m / 241 sq ft





Tenure: Freehold
Reigate and Banstead BC
Council Tax Band: G
Broadband: Full Fibre Broadband
All mains services

To the best of our knowledge
on production of this brochure



The many features of this fine home include:

- A characterful home in secure and private gardens
- Bespoke fitted kitchen with Aga stove and appliances
- Impressive brick fireplace with open hearth
- Luxury finished ensuite shower room and family bathroom
- Excellent detached annexe, luxuriously finished
- Two large garages, one converted to a gym
- Wonderful views over neighbouring fields
- Modern gas central heating and double glazing
- Beautiful gardens, plentiful parking
- Available with no onward chain

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

