

E



Stylish family home within Banstead Village

exclusive to

SAUNDERS

richardsaunders.co.uk

Banstead SM7

Banstead Village, a short walk away
London by rail 40 minutes from Banstead
or 35 minutes from Chipstead
M25 (Junction 8) 5 miles
All times and distances are approximate

An exceptional five-bedroom detached family home in a prime Banstead Village location. Thoughtfully extended and comprehensively renovated, the property combines original character with beautifully considered contemporary family living.

The property is situated on a highly sought-after, tree-lined residential road, within a short walk of both Banstead High Street and open fields.

Offers in Excess of £1,250,000

View by appointment please, arranged exclusively
through Richard Saunders and Company
Telephone 01737 363333
banstead@richardsaunders.co.uk



- Enclosed Porch ■ Entrance Hall ■ 3 Reception Rooms ■ Kitchen/Dining Room
- Utility Room & Boot Room ■ Downstairs Cloakroom ■ Five Bedrooms ■ Two Ensuites
- Dressing Room ■ Family Bathroom ■ Summer House ■ Rear Garden
- Off-Street Parking



At the heart of the house is an impressive dual-aspect kitchen and dining space, flooded with natural light and featuring bespoke cabinetry, underfloor heating, a substantial central island and expansive sliding and bifold doors opening onto the garden. Three further reception rooms provide excellent flexibility for entertaining, family life and working from home. The ground floor is completed by a generous enclosed porch, utility room and cloak/boot room providing ample storage.

Five bedrooms are arranged across the upper floors. The principal bedroom features a bespoke fitted dressing room and en-suite, while the striking top-floor bedroom enjoys its own en-suite, rooflights and a glazed gable overlooking the garden. The remaining bedrooms are served by a beautifully appointed Fired Earth marble family bathroom with a freestanding bath and generous separate walk-in shower.

The house occupies a wide corner plot with a mature, landscaped rear garden and generous paved terraces for outdoor dining and entertaining. A substantial detached summer house/cabin offers highly versatile additional space, while the wide frontage provides generous off-street parking.



The High Street and surrounding village offer an excellent range of shops, cafés, restaurants and amenities, including Waitrose, Lady Neville Recreation Ground and Banstead Cricket Club. At the end of the road, just moments from the house, there are fields leading to Banstead Woods and the surrounding countryside.

The wider area offers an excellent choice of schools, including Banstead Infant and Junior Schools, St Anne's, Banstead Prep and Aberdour, with Epsom College and Reigate Grammar also within easy reach.

The area also offers an extensive range of sporting and leisure facilities, including Epsom Downs Racecourse, the Royal Automobile Club at Woodcote Park and several highly regarded golf courses, including Kingswood and Walton Heath.

Banstead is well placed for commuting, with nearby Chipstead station providing rail services to London and fast connections from Coulsdon South, while the A217, A23 and A240 provide convenient access to the M25, Gatwick and Heathrow airports.



TOTAL FLOOR AREA

2,448 SQ FT / 227.43 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

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

To the best of our knowledge on
production of this brochure

Holly Lane East

Approximate Gross Internal Floor Area = 227.43 sq m / 2448 sq ft

(Including Restricted Height Area & Excluding Summer House)

Approximate Gross Internal Floor Area Of Summer House = 15.14 sq m / 163 sq ft

Approximate Gross Internal Floor Area Of Restricted Height = 10.54 sq m / 113 sq ft



For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

The many features of this fine home include:

- Recently refurbished throughout
- Short Walk to Banstead High Street & Banstead Woods
- Mature landscaped garden with Summer House
- Ample amount of storage space
- Large open-plan kitchen / dining room
- Principal bedroom with dressing room & en-suite
- Three bathrooms
- Utility Room and Boot Room
- Downstairs cloakroom
- Close proximity to well regarded schools

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.

