



Woodmansterne Lane, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £475,000 Leasehold

- 1508 sq ft Townhouse
- Four bedrooms
- Two shower rooms
- 10'4 x 7'5 Kitchen
- 13'7 x 8'1 Dining room
- 16 x 12'8 Living room
- Downstairs cloakroom
- First floor Balcony
- Walking distance of Banstead village
- No onward chain

Set on the charming Woodmansterne Lane in Banstead, this delightful terraced townhouse offers a generous 1,508 square feet of living space, perfect for families or those seeking a comfortable home. With four well proportioned bedrooms and two modern shower rooms, this property is designed to accommodate both relaxation and practicality. The inclusion of a downstairs cloakroom adds to the convenience of daily living.

The ground floor features two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family time. The property also boasts a garage and parking for two vehicles, ensuring that you have all the space you need for your vehicles and storage.

One of the standout features of this home is its prime location. Just a short stroll away, you will find the vibrant Banstead village, which offers a delightful selection of shops and restaurants, perfect for leisurely afternoons or quick errands. For those who enjoy outdoor activities, the area is a golfer's



paradise, with four prestigious golf clubs nearby, including Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Golf Club.

Offered with no onward chain, this property presents an excellent opportunity for buyers looking to settle in a desirable area with a strong sense of community. Whether you are a growing family or a professional couple, this townhouse is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely home your own.

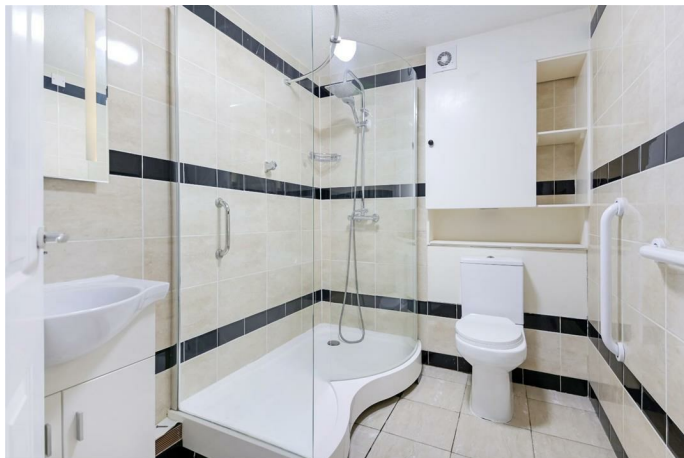
The property comprises of a hallway, downstairs cloakroom, bedroom four and a dining room. On the first floor there is bedroom two and the main reception room, along with a shower room. On the second floor there are two bedrooms, a shower room and separate wc. Outside there is a garage en bloc.

Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Banstead is

situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure- Leasehold  
Length of lease (years remaining) - 130  
Annual ground rent amount (£) - 15.00  
Annual service charge amount (£) - £2,000.00  
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

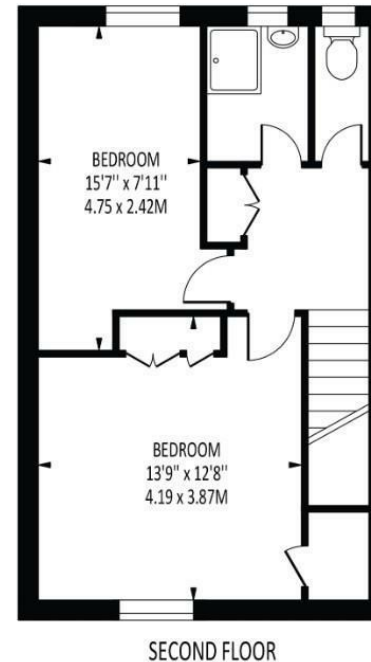
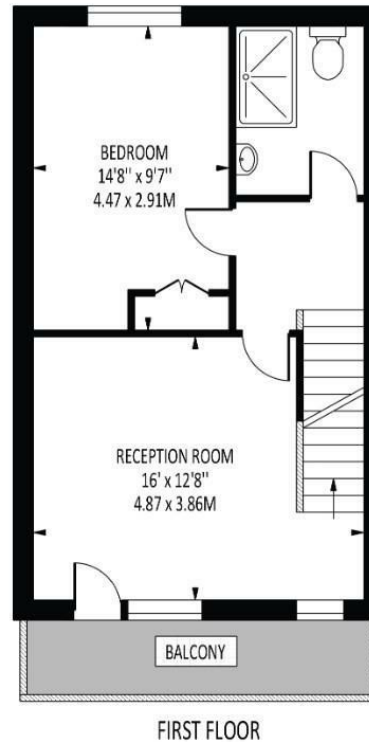
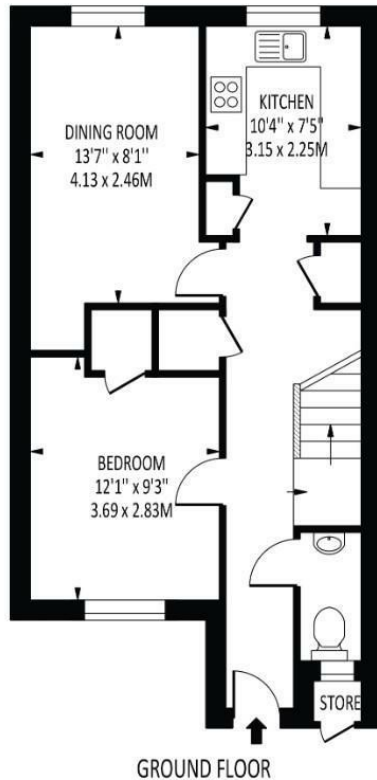
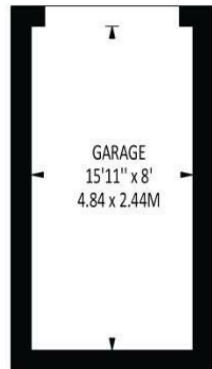




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## Well House

Total Area: 1508 SQ FT • 140.10 SQ M  
(Including Garage & Store)  
Garage Area : 127 SQ FT • 11.81 SQ M  
Store Area : 5 SQ FT • 0.42 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Disclaimer: 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 of 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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 50      | 74        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS  
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### BANSTEAD OFFICE

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### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
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### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

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Registered in England No. 4398817.



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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

