

Kennedys'

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6, Holly Hill Park
Banstead
SM7 2HE

This exceptional two-bedroom apartment offers an impressive 1,545 sq. ft. of beautifully arranged living space, complete with a private roof terrace, garage, and additional storage. From the moment you step into the welcoming entrance hall, the sense of space and natural light is unmistakable, with large, elegant windows framing charming views and flooding the rooms with sunshine.

£699,950



- Historic Manor House Setting
- Impressive Private Approach
- Beautifully Landscaped Gardens
- Convenient Transport Links
- Expansive and Elegant Living Space
- Exceptional Amenities and Extras
- Charming Village Lifestyle
- *Viewing by Appointment Only*



PROPERTY DESCRIPTION

We are truly blessed to have such a wide range of home types, styles, and price ranges, and our mantra has always been that quality exists at all levels of those three categories — and never more so than in what we have to offer here. One of only six apartments in this beautiful, gated Manor House, which we believe dates back to 1912, the apartment offers some 1,500 sq ft of accommodation that provides both charm and modern living in equal measure. From the moment one drives through the private wrought-iron gates, you are not only aware of the history that awaits you, but a sense of grandeur becomes apparent as you approach the Manor House. The relatively modern addition of the flanking garages is enough to inform you that Holly Hill Park now accommodates multiple homes, but what you don't expect is the intimacy that comes with living in such an environment. Just the front door alone tells you most of what you need to know about the building, complemented only by an equally impressive hallway and stairwell that lead you to your apartment; no wonder our clients were instantly smitten when they first visited.

At the heart of the home lies a stunning kitchen and dining room, thoughtfully designed with both style and practicality in mind. Its generous proportions make it perfect for everything from relaxed breakfasts to lively dinner parties. Flowing seamlessly from here is the expansive sitting room — a truly remarkable space with feature windows that enhance its airy atmosphere, creating the perfect setting for both quiet evenings and lively gatherings.

The main bedroom is a peaceful retreat, enhanced by fitted wardrobes and a private ensuite bathroom, offering comfort and privacy. The second double bedroom is equally inviting, with ample space and storage, and is served by the well-appointed main bathroom.









PROPERTY DESCRIPTION

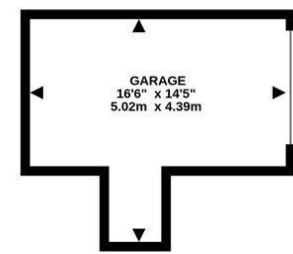
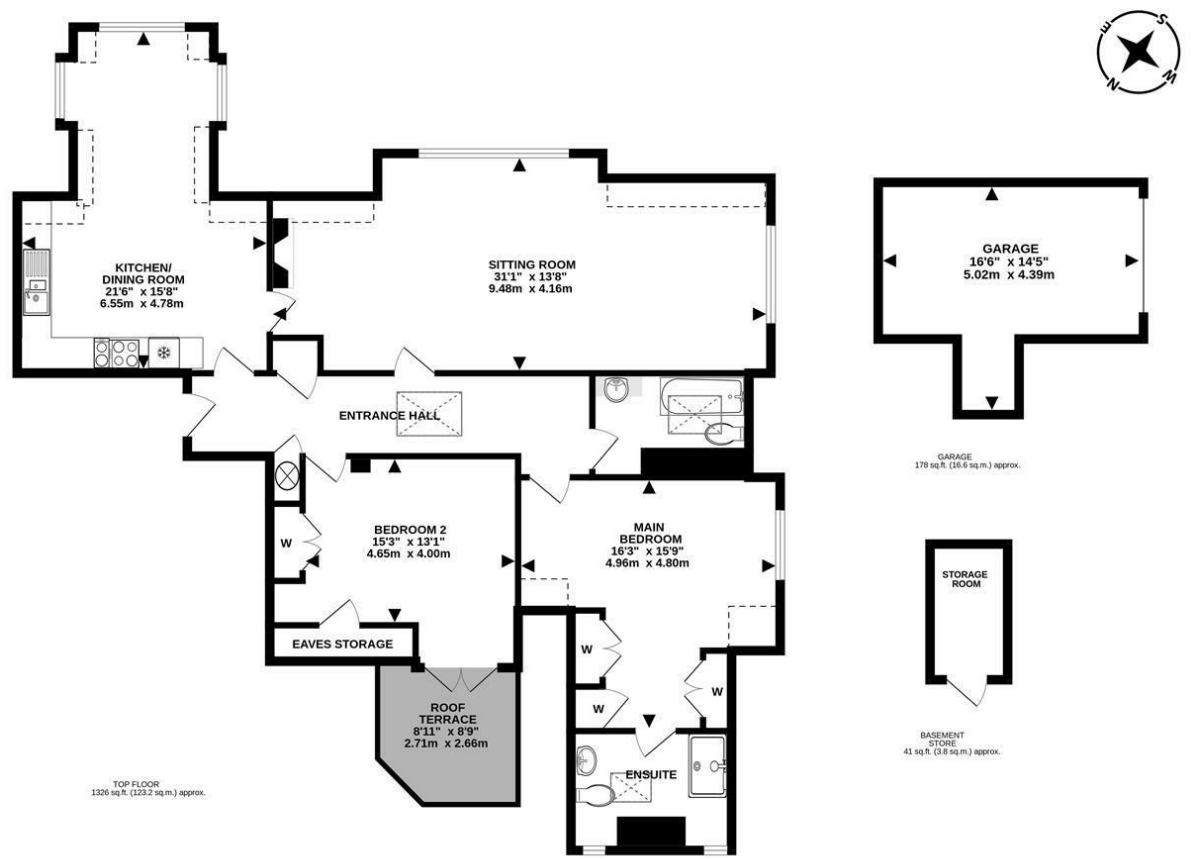
Step outside onto the private roof terrace — a delightful spot for morning coffee, summer dining, or simply enjoying the fresh air. Practicality is equally well catered for, with eaves storage, a secure garage, and a separate basement storage room.

And whilst you might be mistaken in thinking that the internal areas would be the highlight of the overall offering, the beautiful landscaped and tended gardens might have something to say on the subject. Add in an additional cellar room and the previously mentioned garage, and you have the full package — a rare one at that. It is also worth noting that the building is locally listed and the gardens are grade listed.

The local villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8. The property also backs onto Banstead Woods an Area of Outstanding Natural Beauty (AONB) and can be accessed via Holly Lane.

For more information, or to book a viewing, please don't hesitate to contact the sales team on 01737 817 718.

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GARAGE
178 sq.ft. (16.5 sq.m.) approx.



STORAGE ROOM
BASEMENT STORE
41 sq.ft. (3.8 sq.m.) approx.

TOP FLOOR
1326 sq.ft. (123.2 sq.m.) approx.

TOTAL FLOOR AREA: 1545 sq.ft. (143.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	78
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

6, Holly Hill Park

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TENURE: Leasehold - Share of Freehold
EPC RATING: C
COUNCIL: Reigate & Banstead
TAX BAND: E

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