

A characterful detached home with a steep red-tiled roof and white gable ends. The front features a bay window with dark frames and diamond-patterned glass, and a bright red front door with a small porch roof. The house is surrounded by greenery and a paved driveway.

Characterful detached home in popular village location

exclusive to

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Banstead SM7

Banstead Village 1 mile
London by rail 40 minutes from Banstead or
Woodmansterne Change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

Situated in a convenient yet semi-rural location with views to open fields at the front of the property. Woodmansterne Village has local shopping and Banstead Village is within easy reach with excellent local shops

- Hallway
- Family Room
- Dining Room
- Kitchen
- Sitting Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Off Street Parking
- Garden Room
- Downstairs WC

Price £725,000





A rare opportunity to acquire this spacious three-bedroom detached house positioned within this popular village location. The property benefits from a wealth of original features throughout. The ground floor comprises of two well-appointed reception rooms, one with gas fire, downstairs w/c and a conservatory. The kitchen is both spacious and bright with excellent storage and views to the rear garden. Upstairs hosts three bedrooms and family bathroom. The property is set back from the road with ample amount of off-street parking with a secluded and sizeable garden to the rear.

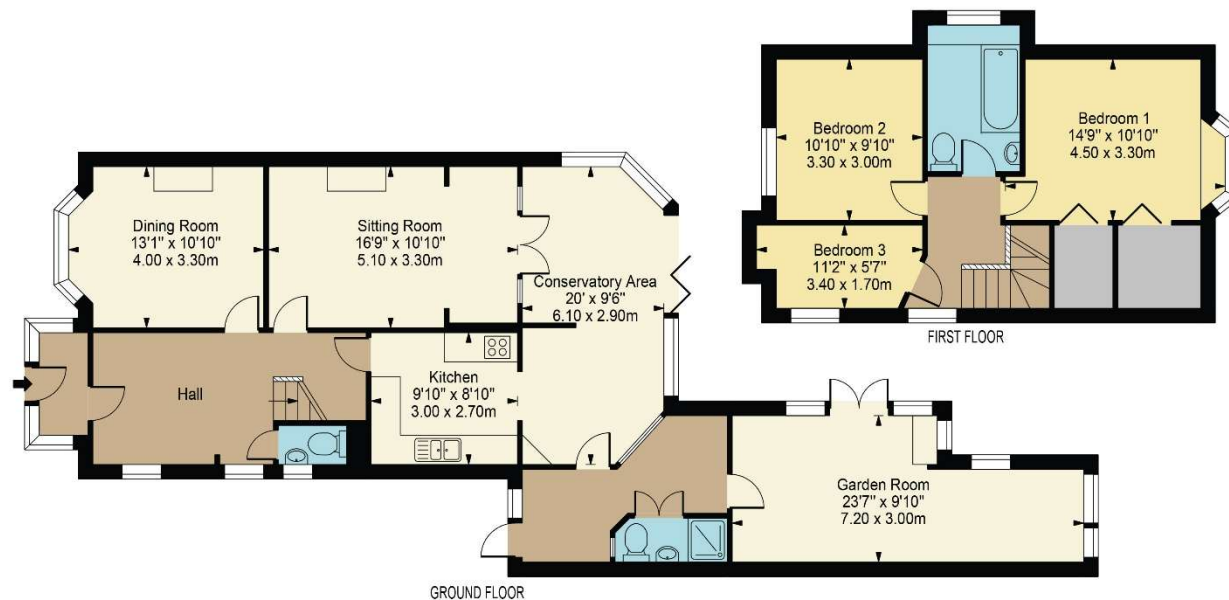
A short walk from the village with its choice of excellent schooling and diverse High Street shopping featuring Waitrose and M&S Simply Food. There are rail stations at Banstead and nearby Chipstead and the M25/M23 intersection is around 10-15 minutes' drive away. This accessibility is combined with the lovely open spaces of Banstead Woods, Oaks Park and Banstead Downs nearby.

Three Bedrooms | Off Street Parking | Village Location | Wealth Of Original Features | Family Bathroom | Bedroom/ Garden Room | Conservatory | Feature Fireplace | Views Overlooking Fields | Secluded Garden



Woodmansterne Lane

Approximate Gross Internal Floor Area = 149.29 sq m / 1607 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Tenure: Freehold
 Local Authority: Reigate and Banstead
 Borough Council
 Council Tax Band: E
 All mains services
 FFTC Broadband Available
 To the best of our knowledge on production of this brochure

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
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 Banstead
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