

Perfectly located for the village schools and High Street

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Banstead
SM7

Banstead Station 2 miles
London 40 minutes (Banstead) 25 minutes (Coulsdon South)
Banstead Village 1 mile
Epsom 4 miles Reigate 7 miles
M25 (Junction 8) and A3 (Tolworth) 6 miles
All times and distances are approximate

Perfectly located in this quiet close off Holly Lane, a substantial family home of traditional character, improved and enhanced in recent years.

Just a few minutes from the village and schools, this property features a delightful, professionally designed garden and a woodland outlook.

Offers in Excess of £1,175,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Hall
- Cloakroom
- Sitting Room
- Garden Room
- Dining Room
- Study / Bedroom 5 with ensuite Shower Room
- Kitchen – Breakfast Room
- Extensive Cellar Storage
- 4 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Frontage with Parking
- Around 115’ Rear Garden









This detached house has enduringly popular traditional character, whilst having been thoughtfully extended and refurbished to create a well-appointed family home. Yet there is potential to enhance this home even further.

The interior features a through kitchen and dining room, ideal for everyday family gathering and entertaining friends and there is a sitting room leading into the garden room, a perfect spot to enjoy the views over the garden and woodland backdrop. There is an extensive cellar, accessed from outside and offering great potential.

There are four bedrooms, the principal bedroom has an ensuite shower room in addition to the family room. Back on the ground floor there is a study which also has an ensuite shower room, thus enabling an accessible bedroom (5) suite.

The paved frontage provides parking and the delightful rear garden with its winding path and flower beds offers many spots to sit and enjoy the birdsong and tranquillity. There is rear access with potential for addition of a garage, subject to consents.



Within just a few minutes of the village, this quiet, tree-lined road creates the perfect setting for a family home.

Less than half a mile away the bustling High Street has over a hundred shops, cafes and restaurants and there is also a Waitrose Supermarket and M&S Foodstore. More extensive shopping is at nearby Sutton, Epsom or Reigate. Banstead also boasts a choice of excellent schooling.

There are rail services from Banstead and Chipstead Stations, with faster services from Coulsdon South Station which is around three miles away. The M25 motorway at Reigate Hill (J8) or the Hooley intersection (J7) give 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 Epsom and Sutton.





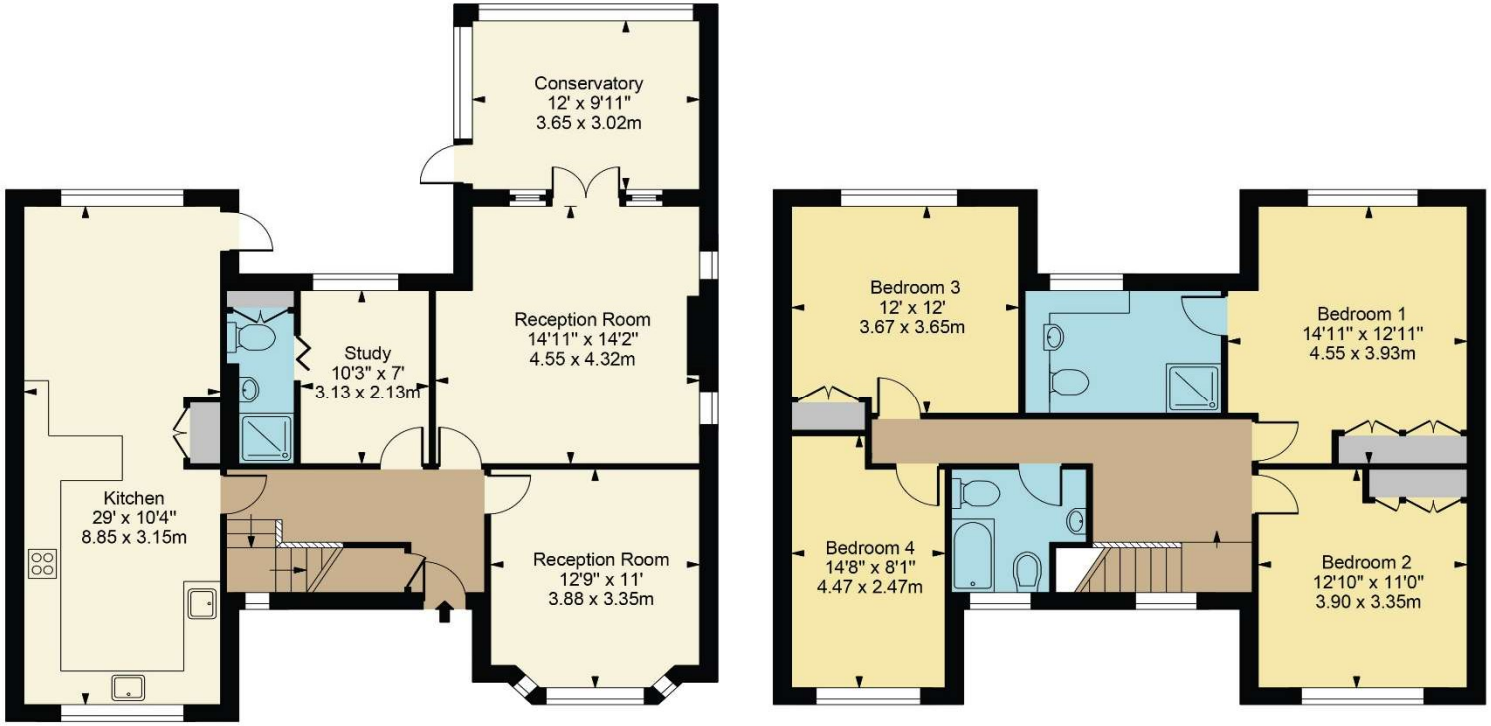






Banstead

Approx. Gross Internal Area = 173.74 sq m / 1870 sq ft

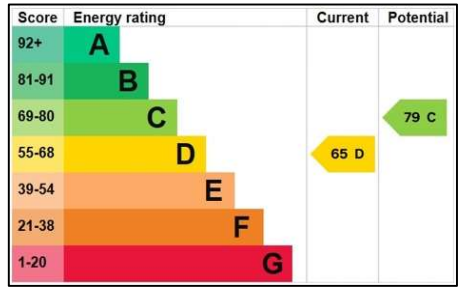


For Illustration Purposes Only

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:

- A substantial family home of traditional character
- Spacious, open-plan dining room – kitchen
- Sitting Room with double doors to Garden Room
- Study or accessible fifth bedroom with ensuite
- Four good-sized bedrooms on first floor
- Two ensuite shower rooms and family bathroom
- Extensive cellar with great potential, or storage
- Modern gas central heating and double glazing
- Beautiful gardens, parking for two or three cars
- Excellent village location close to schools



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

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