

Exclusive and refined family home within easy reach of Banstead high street

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**Garratts Lane
Banstead
SM7 2EA**

Village location within five minute walk of the High Street
London by rail 50 minutes from Banstead Station 1 mile
or 35 minutes from Chipstead Station 2 miles

Epsom 4 miles Reigate 6 miles

M25 (Junction 8) 5 miles

All times and distances are approximate

Nestled in a prime village location that offers both privacy and convenience, this charming detached home is available with no onward chain.

Spacious and well-suited for family living, the property enjoys a mature, private garden with gated access leading directly to Garton Park.

Offers in Excess of £1,200,000

View by appointment please, arranged exclusively through Richard Saunders and Company

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- Hallway ■ Conservatory ■ Sitting room ■
- Dining room ■ Kitchen – breakfast room ■ Utility room
- Five bedrooms ■ En-suite shower rooms
- Family bathroom ■
- Private garden ■ Off-street parking ■ Garage



This distinctive and well presented detached family home offers spacious, flexible accommodation, making it an ideal choice for modern family living. From the moment you step inside, the generous and welcoming hallway sets the tone for the rest of the property.

A highlight of the home is the fully integrated kitchen and breakfast room, thoughtfully designed as a central hub for everyday life. The spacious sitting room offers a warm and inviting atmosphere, while the bright and airy conservatory, with direct access to the garden, provides a tranquil space with views over the mature, private garden. Upstairs, the well-proportioned bedrooms offer peaceful retreats, complemented by stylish bathrooms featuring high-quality contemporary fittings and finishes. The rear garden is both mature and secluded, ideal for entertaining, family gatherings, or simply unwinding in a serene outdoor setting. Located in a highly sought-after area, the property enjoys an excellent balance of privacy and convenience, with easy access to local amenities, reputable schools, and transport links.

A rare opportunity to acquire such a unique and well-presented home, early viewing is highly recommended to avoid disappointment.





An excellent, secluded setting in the heart of the village only a few minutes' walk from the bustling High Street which offers over one hundred shops, restaurants, cafes as well as both the M&S Foodstore and Waitrose supermarket. This location is also within a short walk of a choice of excellent schools including Banstead Infant and Junior Schools, St Anne's RC school, Banstead Prep, Aberdour and The Beacon.

Nearby the A217 gives an arterial route to London and also to the M25 at Reigate Hill (Junction 8) providing fast road access to both Heathrow and Gatwick airports, the Channel Tunnel and coastal ports.

Nearby Banstead Station has frequent services to London Victoria, and to London Bridge by changing at Sutton with faster services from Chipstead Station some 2 miles away.

High on the North Downs, Banstead is encompassed by beautiful open countryside including Banstead Woods, Epsom Downs and Banstead Downs, ideal for those who walk, run or cycle or just to enjoy nature. There are many sports clubs and facilities locally as well as cinema, local theatre and many restaurants and pubs.



Garratts Lane

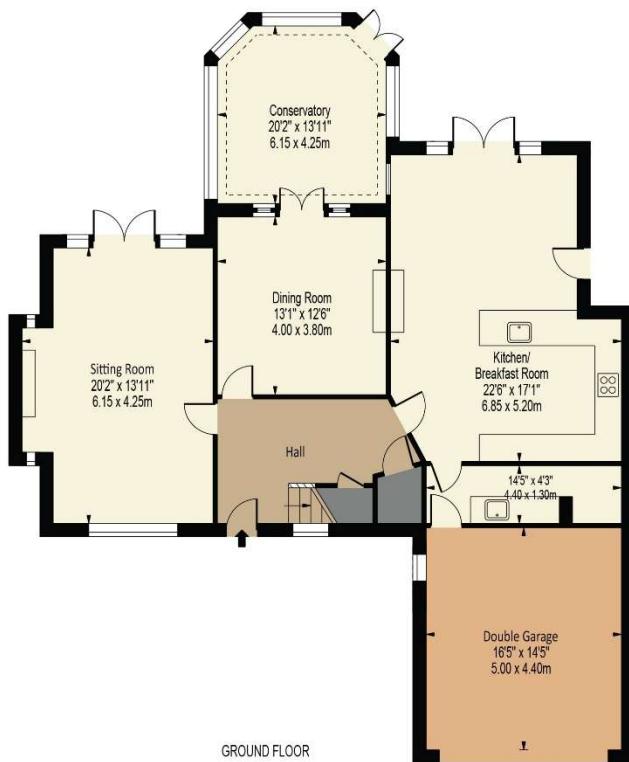
Approximate Gross Internal Floor Area = 203.18 sq m / 2187 sq ft

(Excluding Double Garage)

Approximate Gross Internal area of Garage = 22.00 sq m.

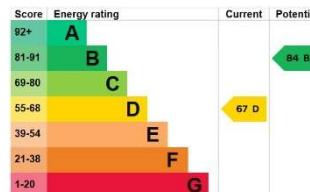
The many features of this fine home include:

- Five generous bedrooms
- Spacious kitchen-dining room with views overlooking the private mature garden and park beyond
- A wealth of original features
- Within moments of Banstead high street
- Directly backing Garton Park
- No onward chain
- Ample amount of off-street parking
- Excellent potential to extend (STPP)



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.



Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

FFTP

All mains services

To the best of our knowledge on production of this brochure

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