



**RIDGE HOUSE, PARK ROAD,** BANSTEAD, SURREY, SM7

**£1,200,000**

FREEHOLD

**Winkworth**





## PARK ROAD

BANSTEAD, SURREY, SM7

### A RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM HOUSE IN A PREMIER LOCATION, WITH A STUNNING GARDEN AND OCCUPYING A PLOT OF 0.75 ACRES

This attractive spacious family house is set in a tranquil location, approached via a gated roadway off Park Road with fields either side. It is ideally located close to miles of open countryside and woodland, on the edge of Banstead Village, which offers a selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. Chipstead Station is approximately 1 mile away providing frequent services to London Bridge.

The surrounding area offers a choice of well regarded schools, both private and state run for all age groups, and facilities for almost every conceivable sport, leisure, and cultural pursuit, including renowned golf clubs like Walton Heath and Kingswood, gyms, tennis clubs, as well as abundant open countryside for walking, cycling, horse-riding and country pubs.



## PARK ROAD BANSTEAD, SURREY, SM7

Having been well maintained over time by the owners, this attractive property now combines charm and character with superb family accommodation in a much sought-after location.

The ground floor briefly comprises; a covered entrance, a hallway leading into the main reception room which affords a wonderful view of the garden, a fireplace and door opening onto the patio, an adjacent kitchen/breakfast room, a separate dining room, a third reception room which is currently used as a large study, and a downstairs cloakroom.

Upstairs continues to impress, with four bedrooms and two bathrooms. The principal bedroom benefits from fitted wardrobes and an ensuite shower room. The second bedroom also offers scope to utilise the current eaves storage space to create a dressing room and ensuite, and therefore become a larger main bedroom. The two smaller bedrooms have a wonderful view of the rear garden, and are served by the main family bathroom.

The fabulous rear garden is an impressive 225 feet in length, with a southerly aspect, a good patio area, a summer house, large lawned areas, a model railway, and mature hedge borders. The garden is surrounded by wooded areas and open fields beyond. To the front, the block paved off street parking areas provide ample space for several cars, and access to the double garage. There are two small lawned areas either side of the path to the front door, with a selection of shrub borders.

All in all a superb house, in a very sought-after location which needs to be viewed to be appreciated.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Hall
- Living Room - 18'6" x 14'3" (5.65m x 4.37m)
- Dining Room - 13'0" x 12'0" (3.95m x 3.66m)
- Kitchen - 24'3" x 8'9" (7.40m x 2.70m)
- Study - 15'0" x 10'0" (4.57m x 3.02m)
- Cloakroom
- Bedroom 1 - 13'6" x 12'9" (4.15m x 3.85m)
- Ensuite Shower
- Bedroom 2 - 13'1" x 12'0" (4.00m x 3.66m)
- Bedroom 3 - 9'9" x 8'9" (3.00m x 2.70m)
- Bedroom 4 - 9'0" x 7'9" (2.72m x 2.34m)
- Family Bathroom
- Eaves Storage
- Double Garage - 20'6" x 17'6" (6.27m x 5.35m)
- Summer House - 12'0" x 12'0" (3.66m x 3.66m)
- Rear Garden - 225' (68.58m) - 0.6 Acre approx
- Total Plot - 0.75 Acre





RIDGE HOUSE

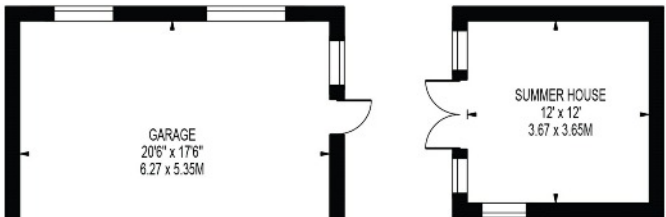
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1784 SQ FT - 165.75 SQ M

(INCLUDING EAVES STORAGE, EXCLUDING SUMMER HOUSE, GARAGE & STORE)

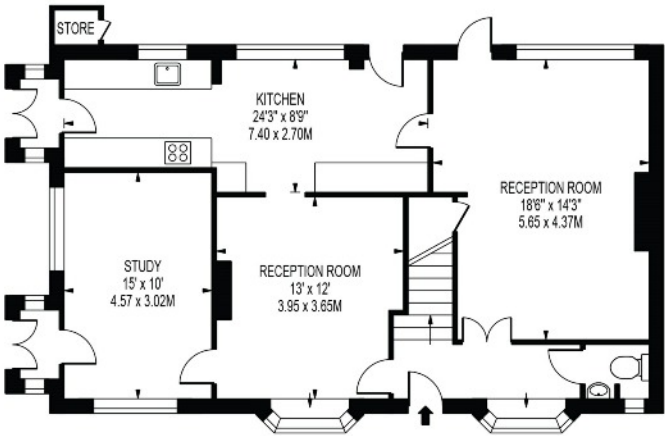
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 200 SQ FT - 18.55 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 144 SQ FT - 13.40 SQ M

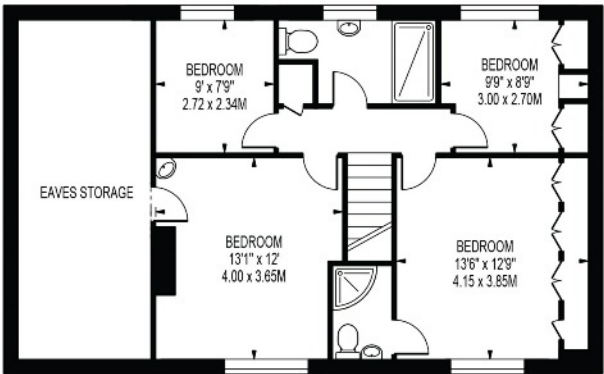
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 361 SQ FT - 33.54 SQ M



FOR ILLUSTRATION PURPOSES ONLY



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</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		
England, Scotland & Wales		EU Directive 2002/91/EC



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**Winkworth**

See things differently.