



WOODMANSTERNE LANE, BANSTEAD, SURREY, SM7

£1,350,000

FREEHOLD

Winkworth





WOODMANSTERNE LANE

BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME HAVING BEEN
SYMPATHETICALLY REFURBISHED
THROUGHOUT , SITUATED IN A SOUGHT
AFTER LOCATION WITHIN EASY REACH OF
BANSTEAD HIGH STREET.**

This spacious double fronted family house, has been thoughtfully extended and refurbished by the owners in recent years. It is ideally located just a short distance from Banstead Village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



WOODMANSTERNE LANE BANSTEAD, SURREY, SM7

This attractive property has been extended and refurbished to a high standard throughout and has well planned accommodation.

There is a welcoming entrance hall, a good size lounge with glazed double doors opening to a fabulous open plan kitchen/family room with central island and granite work surfaces. Double glazed doors give direct access to the rear garden. There is also a large separate dining room, a utility room, an office/study and a generous shower room/wc. On the first floor there are four double bedrooms each with its own ensuite.

Outside the front driveway provides off street parking for numerous vehicles and access to the garage. The landscaped rear garden has a raised decked area with a sunken swimming pool and Jacuzzi. A shaped lawn is bounded by mature well stocked borders providing privacy.

The house also benefits from gas central heating, double glazing throughout.

Close to well regarded schools for all age groups, both private and state run, and Banstead's High Street with its mix of National and local retailers, cafes and restaurants. The area is surrounded by some of Surrey's finest open green belt countryside where fine walks and outdoor sporting pursuits can be enjoyed.



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Hall
- Lounge - 20'1" x 11'11" (6.13m x 3.63m)
- Dining Room - 22'3" x 11'6" (6.79m x 3.50m)
- Kitchen/Family Room - 30'2" x 21'6" (9.19m x 6.55m)
- Utility Room - 9'2" x 8'6" (2.79m x 2.58m)
- Shower Room/WC
- Office and Recreation Room - 25' x 9'4" (7.62m x 2.85m)
- Bedroom 1 - 16'5" x 12'4" (5.00m x 3.75m)
- En suite
- Bedroom 2 - 13'8" x 11'11" (4.17m x 3.64m)
- En suite
- Bedroom 3 - 12' x 11'10" (3.67m x 3.61m)
- En suite
- Bedroom 4 - 12' x 11'9" (3.66m x 3.58m)
- En suite
- Garage - 15'4" x 8' (4.67m x 2.45m)
- Rear Garden – 73'1" x 59'7" (22.28m x 18.16m) approximately
- Swimming Pool - 24' x 12' (7.31m x 3.65m)
- Pool House - 8' x 6' (2.44m x 1.83m)
- Chalet - 12' x 10' (3.65m x 3.01m)





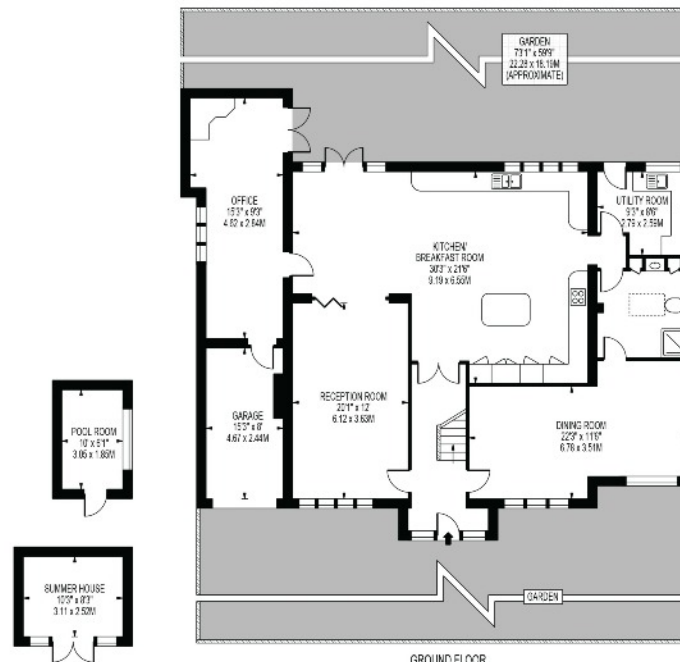
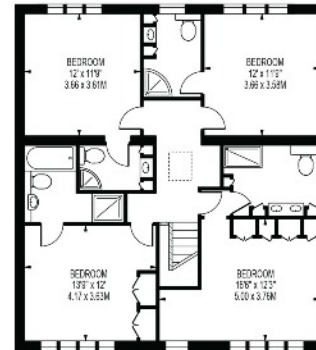
WOODMANSTERNE LANE,
WICHITA

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2745 SQ FT - 255.04 SQ M
(INCLUDING GARAGE, EXCLUDING POOL ROOM & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 123 SQ FT - 11.39 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF POOL ROOM: 61 SQ FT - 5.64 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 84 SQ FT - 7.84 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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See things differently.