



**LYME REGIS ROAD,** BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£600,000**

FREEHOLD

**Winkworth**









## LYME REGIS ROAD

BANSTEAD, SURREY, SM7

**THIS DELIGHTFUL FOUR BEDROOM SEMI-DETACHED PERIOD PROPERTY OFFERS THE PERFECT BLEND OF CHARACTER AND MODERN LIVING.**

Situated in a quiet road within walking distance of the vibrant High Street, with its selection of restaurants and a wide variety of both independent shops and national retailers, including Marks and Spencer Simply Food and Waitrose Supermarket. The house is just minutes from Banstead Downs where fine countryside walks can be enjoyed, and close to well regarded schools, both private and state run for all age groups. The Lady Neville Recreation Ground with Park Café is also nearby. There are bus services from the village to neighbouring towns including Epsom and Sutton. The A217 is easily accessed and provides an arterial route to the M25 at Junction 8 (Reigate).



## LYME REGIS ROAD BANSTEAD, SURREY, SM7

This charming Victorian home is well presented throughout, yet still retains its character feel and many period features including three original fireplaces.

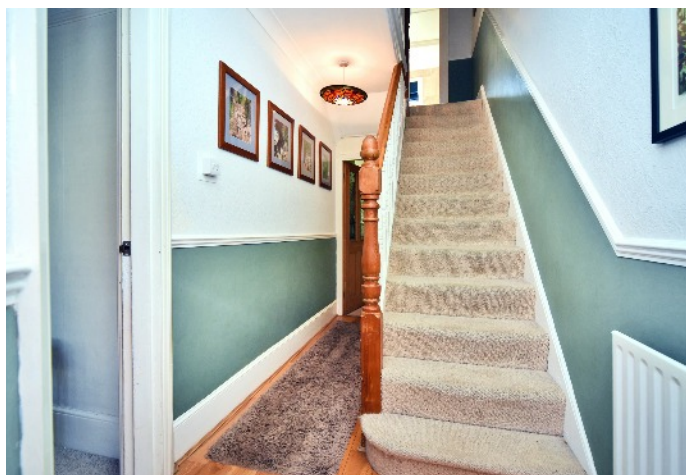
The original three bedrooms are complemented by the converted loft room which is currently used as a double bedroom, and the overall size is ideal for a family in a very popular and convenient location.

Downstairs there are two receptions rooms, both generously sized. The front living room has a feature fireplace and bay window, the family room flows perfectly into the rear conservatory and adjacent kitchen which boasts ample worktop space and integrated appliances, and a separate utility room & WC. The conservatory has french doors opening into the garden.

The first floor provides two double bedrooms, as well as the family bathroom, and the single bedroom which is currently a home office. The loft conversion is home to another double bedroom with easy access to the eaves storage.

Outside to the front, there is unrestricted parking in the road, a private driveway allowing off street parking and side access to the garden. The beautiful cottage style rear garden extends to approximately 60ft with a lawned area, and a large selection of shrubs and flowers, a vegetable plot and a useful shed for storage.

All in all a superb property in a very sought-after convenient location.





## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Covered Storm Porch
- Hallway
- Living Room - 13'6" x 13'2" (5.33m x 4.00m)
- Family Room - 11'5" x 10'8" (3.48m x 3.25m)
- Kitchen - 12'3" x 8'7" (3.73m x 2.62m)
- Conservatory - 10'6" x 9'0" (3.20m x 2.74m)
- Utility & WC
- Bedroom 1 - 11'7" x 10'6" (3.53m x 3.20m)
- Bedroom 2 - 11'2" x 10'10" (3.40m x 3.30m)
- Bedroom 3/Study - 9'10" x 10'6" (3.61m x 3.21m)
- Bathroom - 9'0" x 8'7" (2.74m x 2.62m)
- Bedroom 4 (Loft Room) - 13'6" x 12'0" (4.12m x 3.65m)
- Eaves Storage
- Driveway
- Rear Garden - 60' (18.28m) approximately



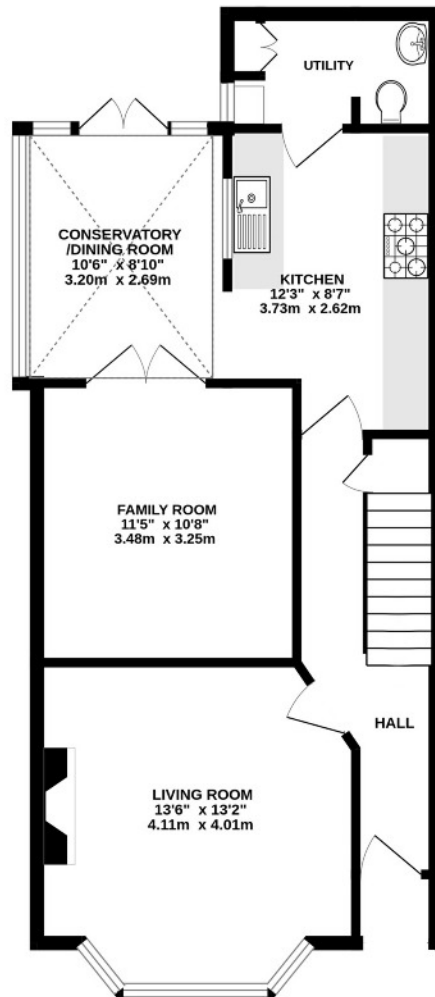






**Lyme Regis Road, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 1420 sq ft/ 132.0 sq m  
Including eaves storage areas

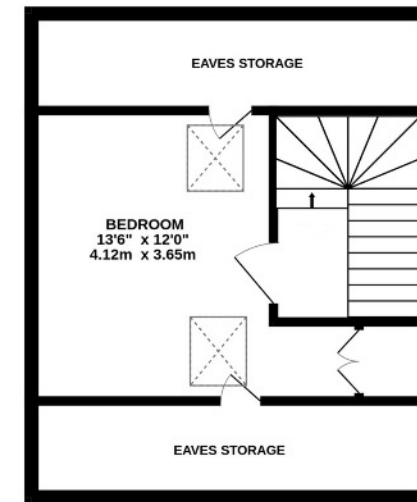
Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</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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## Banstead office

100 High Street, Banstead, SM7 2NN  
01737 362 362 | [banstead@winkworth.co.uk](mailto:banstead@winkworth.co.uk)

[winkworth.co.uk/banstead](http://winkworth.co.uk/banstead)

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