

HOLLY HILL PARK, BANSTEAD, SURREY, SM7

£850,000

SHARE OF FREEHOLD

Winkworth





HOLLY HILL PARK BANSTEAD, SURREY, SM7

A BEAUTIFULLY PRESENTED LUXURY THREE BEDROOM APARTMENT FORMING PART OF A GATED MANOR HOUSE, WITH STUNNING GARDENS, GARAGE & PARKING.

Situated in one of Banstead's finest locations, offering an attractive and quiet setting yet within an easy walk of the village High Street which offers a choice of restaurants and shops, including Marks and Spencers Simply Food, and Waitrose. Well-regarded local schools are also close by.





HOLLY HILL PARK BANSTEAD, SURREY, SM7

This truly fabulous apartment of approximately 1900 sq ft is one of only six apartments in this beautiful gated manor house conversion within half a mile of Banstead Village High Street. The Manor House at Holly Hill Park dates back to 1912, with communal gardens that include an ornamental pond and fountain, and mature shrubs and topiary.

Approached via a gated driveway, this imposing manor house has a large communal entrance hall with an elegant oak staircase leading up to this first floor apartment.

The apartment offers generous bright accommodation throughout, and includes; a large sitting room with a lovely view of the formal gardens at the rear, a kitchen/breakfast room with granite worktops and integrated appliances, a principal bedroom with a four piece ensuite bathroom, a second guest bedroom, and a third bedroom which is currently used as a living/dining room with a study area, all served by a main family bathroom. Bedrooms 1 & 2 both have large built-in wardrobes. The lockable storage room in the cellar of the manor house provides valuable storage space.

Outside, the attractive communal gardens and grounds are well maintained throughout the year. The property also benefits from a private garage, an allocated parking space, with ample visitor parking.

Conveniently located, the A217 gives access to the M25 (Jct.8) which is approximately 5 miles away, and Gatwick in 25 minutes. The larger town centres of Sutton and Epsom are nearby. There are a wide selection of sporting facilities and golf clubs in the vicinity, including the prestigious Cuddington Golf Club and Walton Heath, together with a number of reputable schools both private and state run for all age groups.

BANSTEAD OFFICE 01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Gated Driveway
- Communal Entrance Hall
- Living Room 20'9" x 15'11" (6.32m x 4.85m)
- Kitchen/Breakfast Room 19'4" x 14'11" (5.90m x 4.55m)
- Dining Room/3rd Bedroom 20'6" x 15'2" (6.25m x 4.63m)
- Bedroom 1 19'6" x 16'3" (5.95m x 4.96m)
- Ensuite Shower room
- Bedroom 2 16'5" x 16'3" (5.00m x 4.96m)
- Family Bathroom
- Cellar/Storage Room 9'6" x 8'2" (2.90m x 2.50m)
- Garage 16'5" x 9'10" (5.00m x 3.00m)
- Allocated & Visitor Parking
- Communal Gardens
- Premier Location









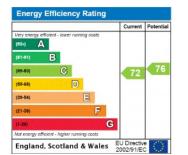


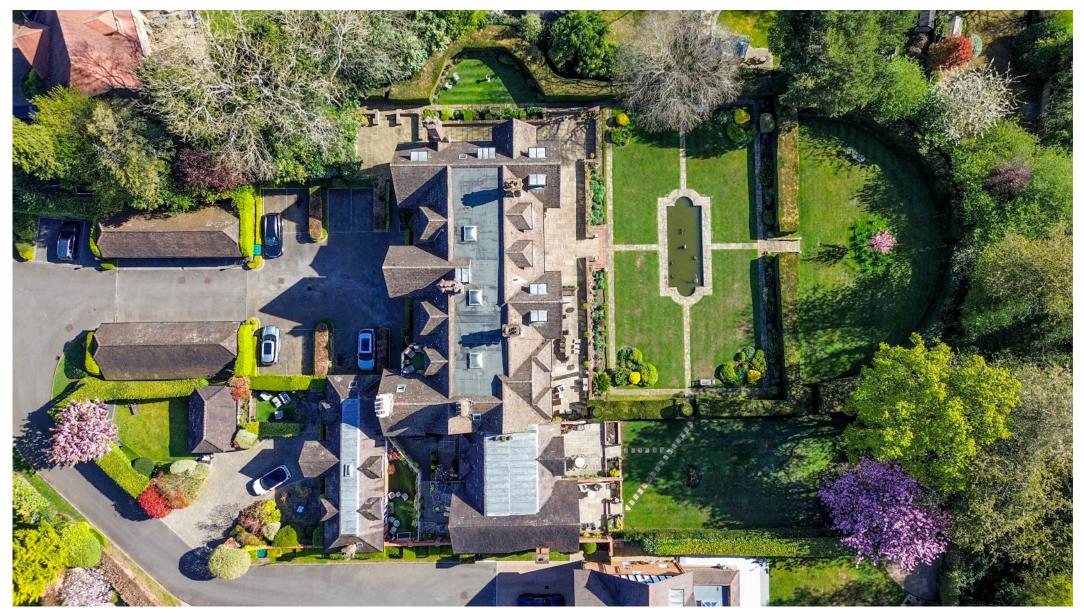






THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT ANY INTENDING PURCHASER OR LESSEE SHOULD SATERY THEMSELVES BY INSPECTIONS, EXARCHES, ENAUTIRES AND FULL SURVEY AS TO THE CORRECTINESS OF EACH STATEMENT. ANY AREAS, INESSUREMENTS OR DISTANCES QUITED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROFERITY OR BE THE BASIS OF ANY SALE OR LET.





Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Banstead office

Winkworth

100 High Street, Banstead, SM7 2NN 01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

See things differently.