



**HOLLY LANE EAST,** BANSTEAD, SURREY, SM7

**£1,175,000**

FREEHOLD

**Winkworth**







## HOLLY LANE EAST

BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED TUDOR STYLE  
DETACHED HOUSE, SITUATED IN A SOUGHT  
AFTER LOCATION WITHIN 1/2 A MILE OF  
BANSTEAD HIGH STREET.**

This attractive 1930's property is immaculate throughout, and offers the perfect blend of period features with a modern contemporary finish, making it an ideal home. It is conveniently located in a quiet tree lined road close to well regarded schools and just a short distance from Banstead Village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.





## HOLLY LANE EAST BANSTEAD, SURREY, SM7

Situated in one of Banstead's finest locations, within an easy walk of the village High Street.

The bright and spacious ground floor comprises; a generous hallway, a front reception room with a bay window and original fireplace, and second living room with inglenook fireplace with a log burner, a semi open plan dining area, conservatory, and kitchen at the rear of the house which have a view of the garden and doors opening onto the patio, a useful adjacent utility room, a large study which is used as a home office, and a downstairs cloakroom.

A turning staircase leads to the first floor which provides four generous bedrooms, a family bathroom and an ensuite shower to the principal bedroom.

Outside the front carriage driveway provides off street parking and access to the integral garage. The beautiful rear garden is mainly laid to lawn, with a patio, and mature hedge borders giving a good degree of privacy.

Well regarded schools in the area, both private and state run for all age groups, are close by. There are rail services at Banstead and nearby Chipstead Stations, and the A217 provides an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network and Gatwick airport within easy reach.

The area is surrounded by some of Surrey's finest open green belt countryside, offering country pubs, fine walks, and where outdoor sporting pursuits can be enjoyed.





## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Hall
- Living Room - 14'5" x 14'3" (4.40m x 4.35m)
- Front Reception Room - 13'8" x 11'6" (4.17m x 3.50m)
- Dining Room - 11'10" x 8'1" (3.60m x 2.47m)
- Kitchen - 17'1" x 8'8" (5.20m x 2.65m)
- Utility
- Conservatory - 17'11" x 7'7" (4.50m x 4.31m)
- Study - 14'10" x 12'0" (5.45m x 2.31m)
- Cloakroom
- Bedroom 1 - 13'9" x 11'3" (4.19m x 3.43m)
- Bedroom 2 - 11'6" x 10'10" (3.50m x 3.30m)
- Bedroom 3 - 11'6" x 9'0" (3.50m x 2.75m)
- Bedroom 4 - 11'2" x 8'11" (3.40m x 2.73m)
- Family Bathroom
- Shower Room
- Garage - 14'11" x 8'2" (4.55m x 2.50m)
- Rear Garden - 110' (33.53m) approximately





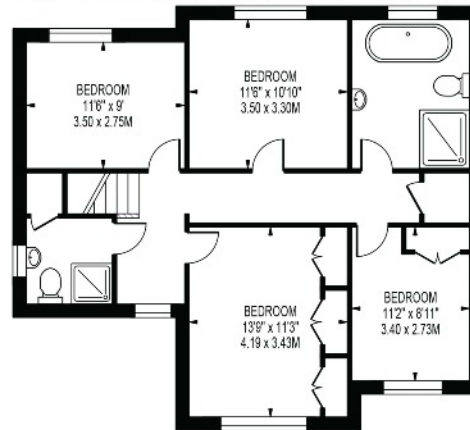




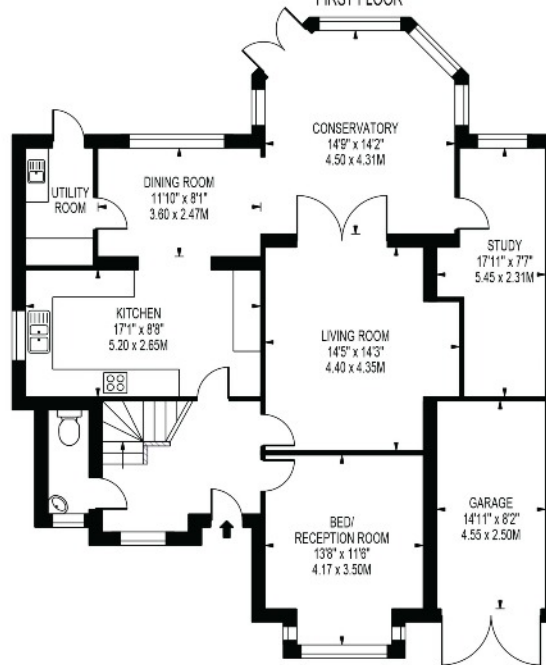
## HOLLY LANE EAST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1945 SQ FT - 180.70 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 122 SQ FT - 11.38 SQ M



FIRST FLOOR



GROUND FLOOR

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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## Banstead office

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