



Woodmansterne Lane, Banstead

The **PERSONAL** Agent

# Asking Price £945,000

## Freehold

- Detached Family Home
- Large Plot With Stunning Rear Garden
- Three Reception Rooms
- Conservatory
- Utility & Downstairs Shower Room
- Four Double Bedrooms & Family Bathroom
- Master With En Suite
- Double Garage
- Private Driveway
- Walking Distance To Village Amenities

This spacious detached family residence presents an exceptional opportunity, set on a generous plot with delightful gardens ideal for relaxation. Inside, the home features three well-proportioned reception rooms and a thoughtful layout for seamless, functional living.

Upstairs, there are four comfortable bedrooms and two modern bathrooms tailored for a growing family. Located just a short walk from the village, residents enjoy convenient access to local shops, schools, and recreational amenities. Offering scope for new owners to personalize to their taste, this inviting Woodmansterne Lane property truly impresses.

Inside, the house features three well-proportioned



reception rooms, ideal for both entertaining guests and enjoying family time. The four bedrooms offer ample space for a growing family, while the two bathrooms ensure convenience for all. The layout of the home is thoughtfully designed, allowing for a seamless flow between rooms, making it both functional and inviting.

One of the standout features of this property is its proximity to the village, which is just a short walk away. Residents will appreciate the comprehensive range of amenities available nearby, including shops, schools, and recreational facilities, making daily life both easy and enjoyable.

Banstead village is a short distance away and offers an array of shops and restaurants. For the golf

enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. There is also an abundance of accessible open fields a stones throw away, ideal for dog walks and evening runs.

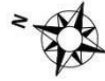
Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. With many well regarded schools, both state and independent options close by and easy access to the M25, Banstead is growing more popular by the day and its very easy to see why.

Tenure - Freehold  
Council Tax Band- G





The **PERSONAL** Agent



## Woodmansterne Lane

Total Area: 2339 SQ FT • 217.25 SQ M

(Including Garage)

Garage Area : 307 SQ FT • 28.53 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: 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 of 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 plus) <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 |         |           |
|                                             | 63      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG

01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

01737 333 699

#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW

01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

