

HOLLY HILL PARK, BANSTEAD, SURREY, SM7 OIEO **£800,000** 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.







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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
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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

- Council Band - F















HOLLY HILL PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1879 SQ FT - 174.55 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **161 SQ FT - 15.00 SQ M**



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