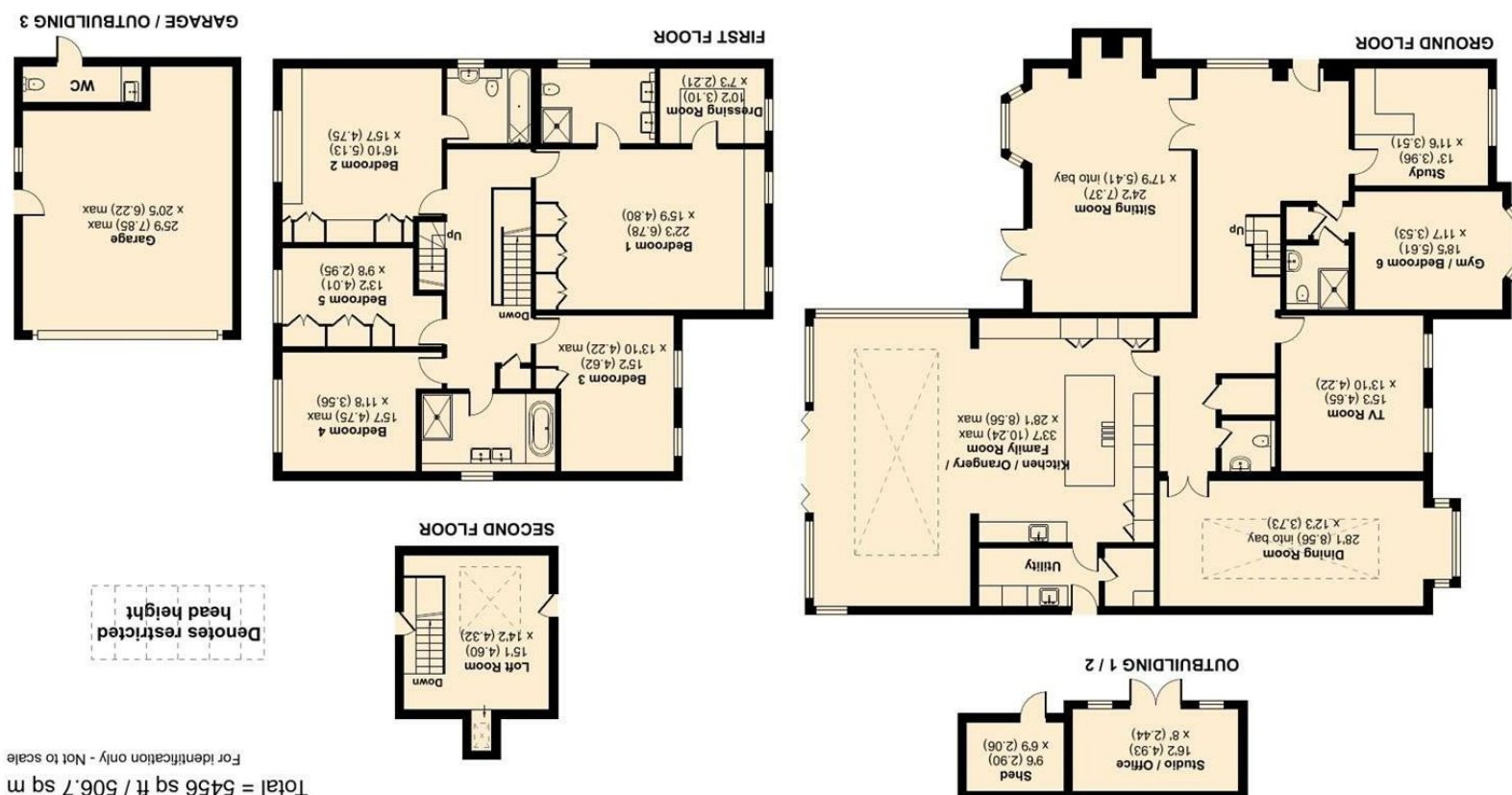




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nckbecom 2023. RICS Certified Property Measurer REF: 1026916



Approximate Area = 4750 sq ft / 441.2 sq m  
 Garage = 472 sq ft / 43.8 sq m  
 Outbuilding = 234 sq ft / 21.7 sq m  
 Total = 5456 sq ft / 506.7 sq m

For identification only - Not to scale

**Woodmansterne Lane, Banstead, SM7**



# WOODMANSTERNE LANE, BANSTEAD SM7 3HD

GUIDE PRICE £2,000,000

GUIDE PRICE £2,000,000 - £2,100,000

CHRISTIES' REPUTATION FOR BRINGING THE FINEST LOCAL HOMES TO THE MARKET CONTINUES WITH OUR OFFERING OF THIS EXCEPTIONAL SIX BEDROOM, FOUR BATHROOM FAMILY HOME THAT HAS BEEN FINISHED TO A VERY EXACTING STANDARD THROUGHOUT AND WHICH - QUITE SIMPLY - HAS TO BE SEEN IN ORDER TO BE FULLY APPRECIATED.

THE ACCOMMODATION IS FURTHER ENHANCED BY A GROUND FLOOR LAYOUT THAT PROVIDES ALL THE SEPARATE SPACES A GROWING FAMILY MIGHT NEED, ALONG WITH A VERY "ON-TREND" KITCHEN/ORANGERY/FAMILY ROOM OVERLOOKING SUPERB GROUNDS WHICH ALSO INCORPORATES A SUNKEN FIRE PIT, OUTSIDE EATING AND ENTERTAINING SPACES. ADDITIONAL ROOMS INCLUDE WIDE ENTRANCE HALL, LIVING ROOM, LARGE DINING ROOM WITH ROOF LANTERN, SITTING ROOM, STUDY AND GROUND FLOOR GUEST ROOM WITH ENSUITE SHOWER/WC, CURRENTLY BEING USED AS A GYM.

UPSTAIRS OFFERS GENEROUS BEDROOMS, ENSUITE SHOWER/BATHROOM OFF BEDROOM ONE AND TWO, 3 ADDITIONAL BEDROOMS AND A FAMILY BATHROOM. A LOFT ROOM OFFERS NATURAL LIGHT ON ALL FLOORS AND COULD BE USED AS PERFECT SNUG/OFFICE SPACE. ALL IN ALL, THIS IS A HOUSE NOT TO BE MISSED. CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

- IMPRESSIVE 6 BEDROOM DETACHED HOME
- GLORIOUS GARDEN WITH SUNKEN FIRE PIT
- DETACHED DOUBLE GARAGE WITH OFF STREET PARKING
- EPC RATING B
- COUNCIL TAX BAND H

