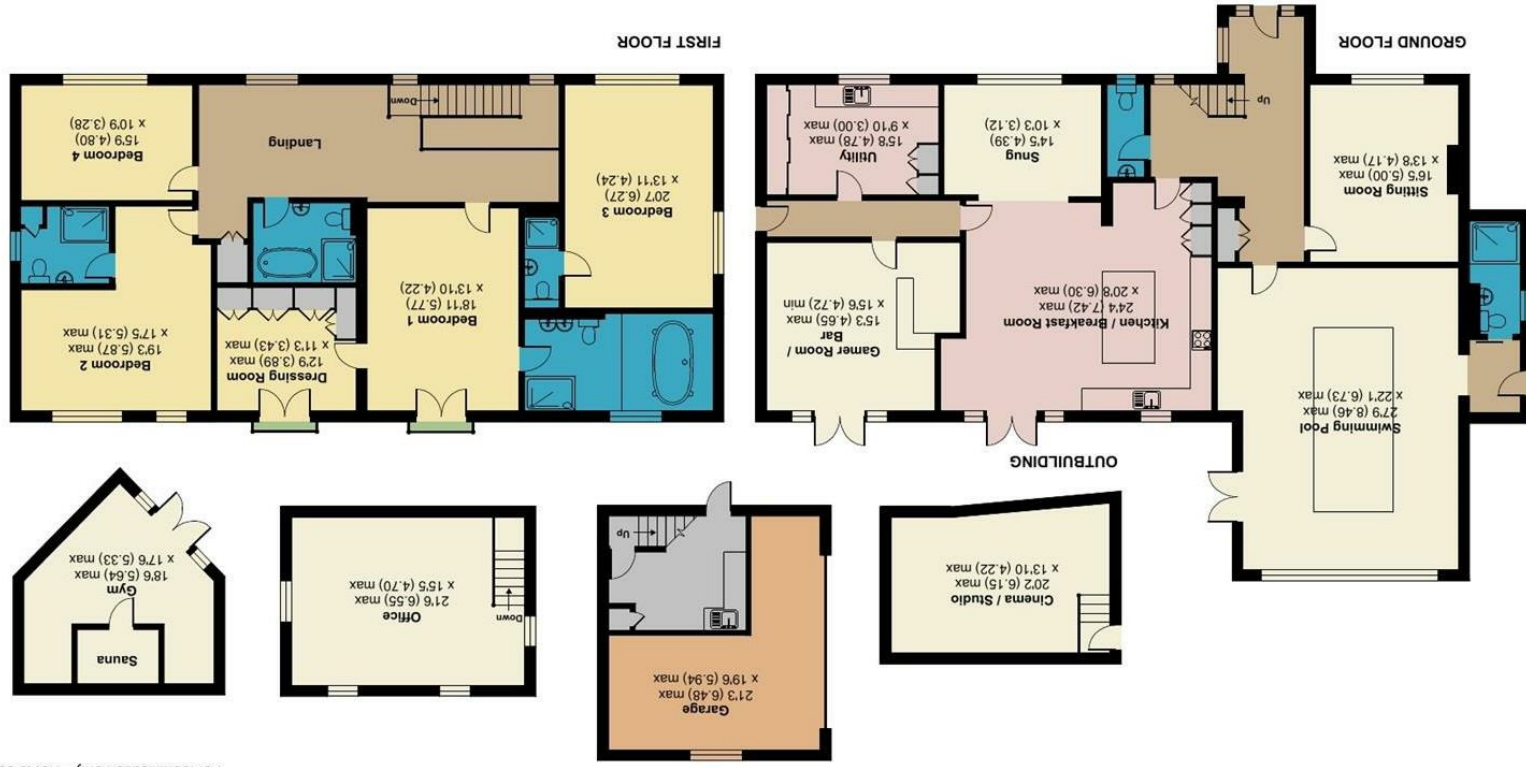




RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © ncthecsm 2023. REF: 970125



Garratts Lane, Banstead, SM7
 Approximate Area = 4208 sq ft / 390.9 sq m (excludes void)
 Garage / Studio = 752 sq ft / 69.8 sq m
 Outbuilding = 261 sq ft / 24.2 sq m
 Gym = 245 sq ft / 22.8 sq m
 Total = 5466 sq ft / 507.7 sq m
 For identification only - Not to scale



GARRATTS LANE, BANSTEAD SM7 2EB

GUIDE PRICE £2,300,000

AN OPPORTUNITY TO ACQUIRE A TRULY IMPRESSIVE AND HIGHLY CONTEMPORARY 4/5-BEDROOM, 5 BATHROOM DETACHED FAMILY HOME WITH 5 RECEPTION ROOMS. ACCESS TO THE PROPERTY IS THROUGH A VIDEO ENTRY PHONE AND ELECTRIC SECURITY GATE ON GARRATTS LANE WHERE YOU WILL FIND A 280FT DRIVEWAY LEADING TO THE PROPERTY. INTERNALLY THE PROPERTY HAS BEEN REFURBISHED BY THE CURRENT OWNERS TO A HIGH STANDARD THROUGHOUT. UPON ENTRY YOU ARE GREETED WITH A SPACIOUS ENTRANCE HALL WHICH CAN ALSO BE APPRECIATED FROM THE BRIGHT AND SPACIOUS GALLERIED LANDING AREA. THE GROUND FLOOR OFFERS A LIVING ROOM WITH LOG BURNER, DOWNSTAIRS W/C, ACCESS TO THE INTERNAL RESISTANCE SWIMMING POOL WITH JACUZZI, SHOWER ROOM, OPENING PLAN KITCHEN/DINNER WITH SNUG AREA LEADING TO THE UTILITY ROOM AND GAMES ROOM. MOVING UPSTAIRS THE MASTER BEDROOM HAS JULIET BALCONY DOORS WITH VIEWS OVERLOOKING GARTON RECREATION GROUND AND A LARGE ENSUITE PLUS DRESSING ROOM (WHICH COULD BE CONFIGURED INTO ADDITIONAL BEDROOM). BEDROOMS 2 AND 3 ALSO PROVIDE ENSUITE SHOWER ROOMS AND BEDROOM 4 IS LOCATED ACROSS THE LANDING FROM THE FAMILY BATHROOM. THE PROPERTY HAS UNDER FLOOR HEATING IN THE KITCHEN AND BATHROOMS AND IS FULLY AIR CONDITIONED THROUGHOUT. EXTERNALLY THE PROPERTY IS EQUALLY AS IMPRESSIVE WITH LANDSCAPED GARDENS, OFF ROAD PARKING FOR SEVERAL CARS WITH ELECTRIC CHARGING POINT, OUTBUILDINGS WITH GYM, SAUNA, DETACHED GARAGE WITH PRIVATE OFFICE/ ANNEX LOCATED UPSTAIRS WITH W/C AND KITCHEN, OUTDOOR KITCHEN/SITTING AREA AND ADDITIONAL OUTBUILDING CURRENTLY USED AS SIMULATOR/CINEMA ROOM. LOCATED WITHIN WALKING DISTANCE OF BANSTEAD HIGH STREET PROVIDING MANY AMENITIES, RESTAURANTS AND REPUTABLE SCHOOLS. THIS IS A MUST SEE PROPERTY, SO WHY NOT CALL OUR FANTASTIC SALES TEAM AT CHRISTIES TO ARRANGE A VIEWING.

- 4 BEDROOMS 5 RECEPTION DETACHED FAMILY HOME
- GATED ENTRANCE WITH PARKING AND ELECTRIC CHARGING
- WALKING DISTANCE TO BANSTEAD HIGH STREET
- EPC RATING C
- COUNCIL TAX BAND G

