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Oak In Hedge

22 Woodmansterne Lane, Banstead, Surrey SM7 3EZ

Property at a glance

- Five Bedroom Family Home
- Equestrian Facilities
- Three Acre Paddock With 3 Stables
- Circa 3.5 Acre Plot In Total
- Three Bath/Shower Rooms
- Three Reception Rooms & Study
- Open-Plan Kitchen/Breakfast Room
- Utility Room, Walk-In Larder & Ground Floor Cloakroom
- Carriage Driveway, Double Garage & Workshop
- Walking Distance To Banstead Village

Setting

The property is located within a short walk to Banstead High Street which offers a variety village shops, Waitrose Supermarket, Marks & Spencer Simply Food, restaurants and cafés.

More comprehensive amenities are available at Sutton, Epsom and Croydon and the A217 provides fast access to the M25 at Junction 8 (Reigate Hill). Banstead Woods and other picturesque open spaces are nearby.

The closest train services can be found at Banstead, Chipstead and Coulsdon.

£1,875,000 Freehold

Oak In Hedge

Oak In Hedge offers a rare opportunity to purchase a lifestyle property which is situated within walking distance of Banstead High Street. This spacious five bedroom family home comes with just over 3 acres of paddocks with stables located directly off the main garden, with the total plot measuring 3.5 acres.

Look closer and there are 0.3 acres of family friendly gardens, superb equestrian facilities including three stables, large gated carriage driveway and spacious accommodation to the main house measuring circa 4000 sq ft (not including garage and paddocks).

The current owners have extended and modernised the property over the years and it now provides superb accommodation for a growing family. An enclosed porch leads to the main entrance hall, there is a 30' x 15 sitting room with a beautiful, exposed brick fireplace wood burner fire and double doors to the rear garden. The ground floor flows very well, the living room leads to both the dining room and the kitchen/breakfast room with a garden room just off the dining room. The open-plan kitchen/breakfast is fitted with an extensive range of fitted units, integrated appliances, worktops, underfloor heating and provides access to the utility room, larder and rear garden. Also to the ground floor is a study, a cloakroom and an internal door leading to the double garage.

To the first floor is a large landing, the master bedroom with a modern ensuite shower room and balcony providing views over the rear garden and paddocks. There are three further bedrooms on this floor and a family bath/shower room. To the second floor is the fifth bedroom with luxury bathroom with freestanding bath and a large walk-in loft storage area. There is underfloor heating to all of the bathrooms. To the rear is a secluded garden with sun terrace, formal lawn and workshop. To the front is a large carriage driveway with a set of new electric gates. This wonderful home is offered to the market with no on-going chain.





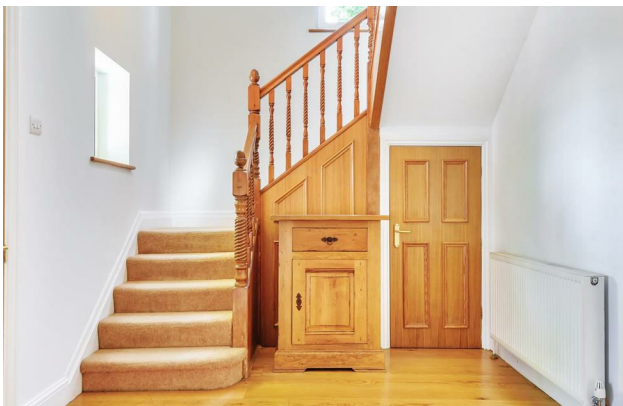
Approx. Gross Internal Floor Area 3922 sq. ft / 364.40 sq. m
Garage 367 sq. ft / 34.1 sq. m
Workshop 97 sq. ft / 9 sq. m
Total (excluding stables) 4386 sq. ft / 407.5 sq. m

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



The Estate Office Woodland Way, Kingswood, Surrey, KT20 6HS
Tel: 01737 832845
Email: ben.shaw@aspreyestates.co.uk



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