

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

64, Woodmansterne Lane  
Banstead  
SM7 3HD

An exceptional, fully redesigned five-bedroom family residence finished to an outstanding specification, offering luxury living with seamless indoor-outdoor flow. At the heart of the home is a bespoke hand-crafted German kitchen opening into generous living space, with full-width bi-fold doors leading onto a beautifully landscaped, south-facing garden complete with outdoor kitchen, sunken hot tub and dedicated entertaining areas. Viewing highly recommended.

£1,499,950



5



2



4



6+



- Detached 5 bedroom family home
- Fully landscaped South facing garden
- Master bedroom with dressing room, ensuite and air conditioning
- Bifold Doors leading out onto garden
- Sunken Hot Tub
- Beautifully renovated to a high specification
- Bespoke hand made kitchen
- Underfloor Heating
- Outdoor kitchen and BBQ area
- Large driveway and double garage



# PROPERTY DESCRIPTION

This impressive residence has been thoughtfully redesigned to offer luxury, comfort and seamless indoor-outdoor living. At its heart is a stunning bespoke, hand-crafted German kitchen, combining sleek design with high-quality appliances and flowing effortlessly into the main living space. Full-width bi-fold doors open onto a south-facing landscaped garden, creating a perfect setting for both everyday family life and entertaining.

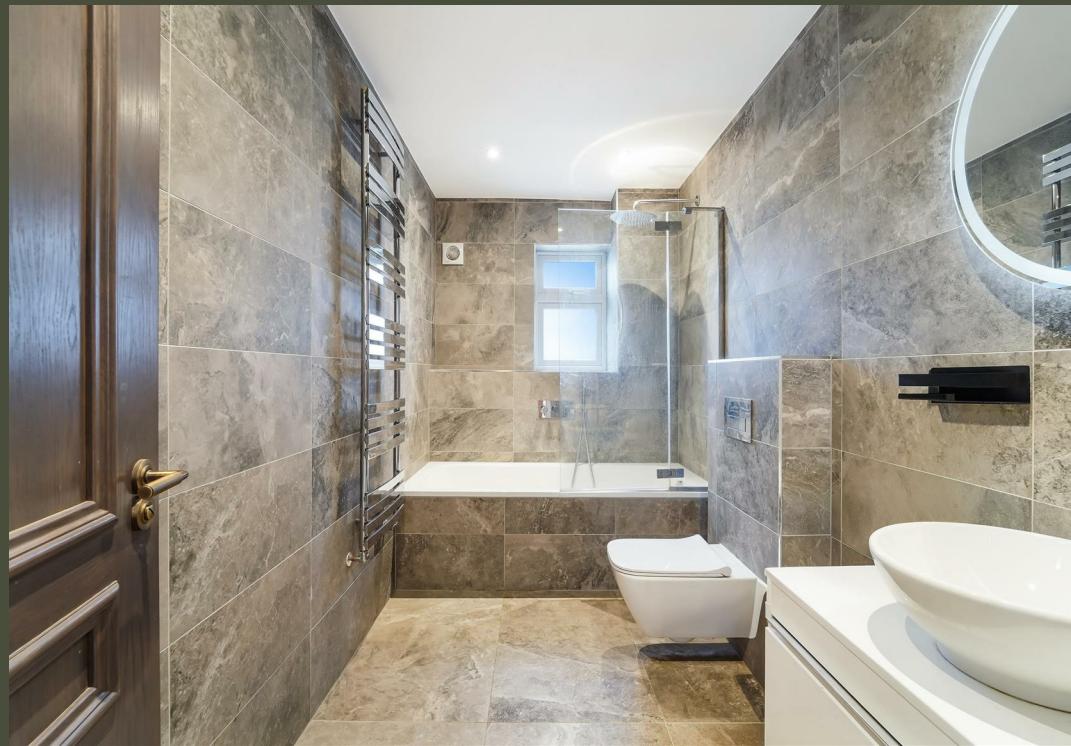
The garden has been expertly designed with lifestyle in mind, featuring a sunken hot tub, outdoor kitchen and generous entertaining areas – ideal for summer evenings spent hosting friends and family and general and year-round enjoyment.

The property offers five well-proportioned bedrooms, with the principal suite standing out as a true retreat, complete with a walk-in dressing room, luxury ensuite and built-in air conditioning. Underfloor heating runs throughout the home, enhancing both comfort and clean, contemporary lines.

Finished to an exceptionally high specification, this is a turnkey family home offering a rare combination of space, style and luxury.









## PROPERTY DESCRIPTION

The local village of Banstead offers a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8. The property is also not far from Banstead Woods which is an Area of Outstanding Natural Beauty (AONB) and can be accessed via Holly Lane.

CH



**Woodmansterne Lane**  
Approx. Gross Internal Floor Area  
2853 sq. ft / 265.06 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	78	82	
(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

Ground Floor  
Approximate Floor Area  
1950 sq. ft  
(181.15 sq. m)

First Floor  
Approximate Floor Area  
903 sq. ft  
(83.91 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Produced by Home Focus Studio LTD

# 64, Woodmansterne

If you would like to arrange a viewing, please call Helen Miles on 07985 296256

TENURE: Freehold  
EPC RATING: C

COUNCIL: Reigate & Banstead  
TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,  
KT20 7RT