

Watson Lodge, 3 Courtlands Park, Banstead, SM7 3EF
£1,975,000



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A masterpiece of contemporary design, this remarkable 3378 sq ft residence—Watson Lodge—is available for immediate occupation. Perfect for those seeking an exceptional new home for the New Year, it forms part of an exclusive enclave of just thirteen luxury detached houses set within a securely gated rural estate less than 45 minutes from central London. Sitting on its own private plot of approximately 1.75 acres, Watson Lodge offers an exceptional sense of space, privacy, and connection to nature rarely found so close to the capital.

Courtlands Park is an extraordinary new development—an inspired collection of architecturally striking eco homes set amid more than 43 acres of private parkland. Approached via an elegant, tree-lined driveway and protected by a discreet gated entrance, this boutique estate offers an unrivalled balance of seclusion, natural beauty, and exceptional convenience. Beyond its serene woodland surroundings, Banstead village lies just a mile away, providing a charming and well-connected local hub.

Inside, Watson Lodge offers stunning open-plan living and an exceptional high-end specification throughout. The expansive living, dining, and kitchen space forms the heart of the home—flooded with natural light and opening seamlessly into an additional relaxing lounge area. A separate office, positioned to maximise views of the surrounding landscape, provides the perfect sanctuary for working from home. Practical needs are equally well met with a generous utility room and a contemporary cloakroom/WC.

Watson Lodge awaits you, set on a substantial private plot within a magnificent estate. Blending luxury living, natural tranquility, and effortless access to the capital.

Description

Location

Positioned in one of the most sought-after corners of north-east Surrey, Banstead enjoys a privileged location: surrounded by rolling countryside yet perfectly placed for swift access to London. Rail links from nearby Sutton deliver direct services to London Bridge and Victoria in approximately 30 minutes, while the proximity of the M25 (Junction 8) ensures seamless travel across the motorway network and to both Gatwick and Heathrow airports. The area is also renowned for its choice of outstanding schools—including Aberdour School, Banstead Preparatory, St Anne's Catholic School, Banstead Infants and Juniors, and The Beacon School—making it an exceptional location for families.

For leisure, the opportunities are exceptional. Residents can enjoy the expansive trails of Banstead Woods, Chipstead Meads, and the dramatic open landscape of Epsom Downs—home to the world-famous Derby, just three miles away. Family-friendly green spaces such as Nork Park and Lady Neville Recreation Ground are close at hand, while the surrounding countryside offers limitless opportunities for walking, cycling, and outdoor pursuits. Golfers are especially well catered for, with prestigious clubs including Banstead Downs, Chipstead, Kingswood, and the RAC Country Club at Woodcote Park all nearby.

Adding further distinction

Courtlands Park is the sensitive restoration of an original WW2 bunker located within the estate—an evocative reminder of the area's storied past. This rare historic feature, thoughtfully preserved, enriches the development with a compelling sense of heritage and identity.

Tenure: Freehold

EPC Rating C

Council Tax Band to be confirmed

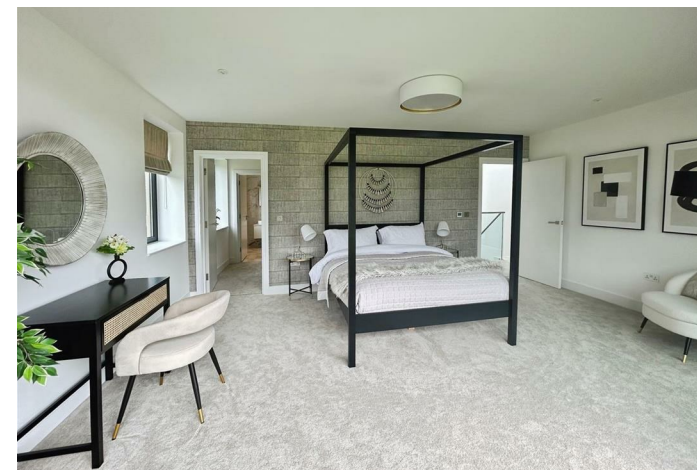
Warranty Provider information

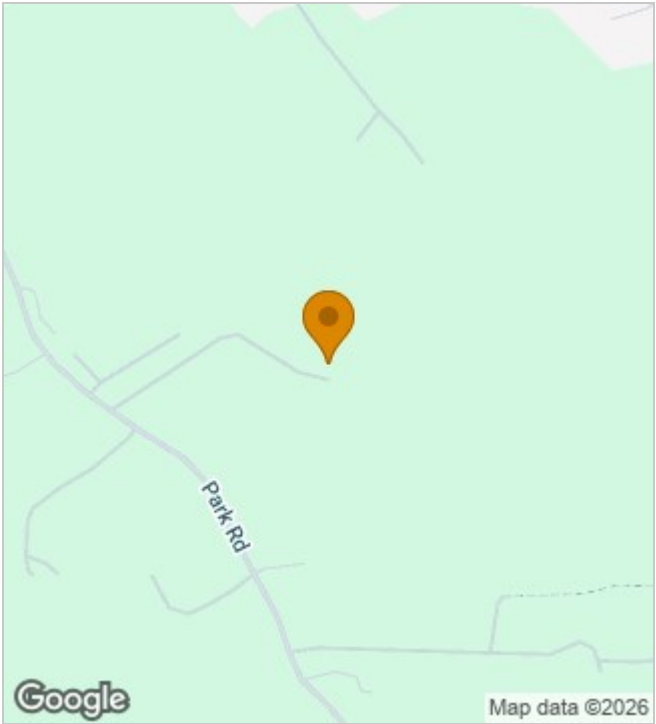
This development is covered under the ICW Consumer Code for New Homes.

Website details: www.i-c-w.co.uk

Agents note

Images taken from the show home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	

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