



Outwood Lane,

The **PERSONAL** Agent

Guide Price £525,000

Leasehold

- Beautiful views across Banstead Woods and Chipstead Downs
- Three bright and well-proportioned bedrooms
- Two inviting and versatile reception spaces
- Modern fitted kitchen with quality finishes
- Stylish family bathroom with sleek design
- Immaculate décor
- Peaceful setting close to open countryside
- Short walk to shops, schools and station
- Perfect blend of comfort and convenience

Tucked away on the edge of Banstead Downs, this immaculate three-bedroom home perfectly balances modern comfort with an enviable semi-rural lifestyle. Thoughtfully designed and beautifully maintained, it offers the ideal setting for families and professionals seeking space, style, and serenity, all within easy reach of excellent schools, local shops, and commuter links.

As you step inside, you're greeted by a warm and welcoming atmosphere. Two spacious open plan reception areas provide versatile living spaces, one perfect for cosy evenings in, the other ideal for entertaining friends and family. The interiors are filled with natural light, creating a bright and uplifting feel throughout with further practicality including a downstairs cloakroom and ample fitted storage too.

Upstairs, three well-proportioned bedrooms offer peaceful retreats, complemented by a smart, modern bathroom. Every detail has been carefully considered to ensure this home is move-in ready, allowing you to settle straight in and start



enjoying life from day one.

Outside, the property continues to impress. A private and secluded rear garden, a garage that sits adjacent to the house and ample parking ensure convenience, while the location itself is second to none, just moments from miles of beautiful open countryside for weekend walks, runs, or picnics with family.

The nearby mainline station of Chipstead makes commuting effortless, connecting you to London and beyond, while Banstead's charming village centre and highly regarded schools are close at hand and just a short drive away.

Offering the perfect blend of comfort, community, and countryside charm, this delightful home on Outwood Lane is more than just a property, it's a lifestyle waiting to be embraced.

Vendor suited.
Sole agent.

Tenure - Leasehold

Length of lease (years remaining) - 946

Annual ground rent amount (£) - Currently £80/year (paid in quarterly instalments) - increasing by £5 year every 5 years
£85/year from 25th March 2027
£90/year from 25th March 2032
£95/year from 25th March 2037
£100/year from 25th March 2042

Capped at £100/year for remainder of lease term.

Annual service charge amount (£) -No service charges

Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



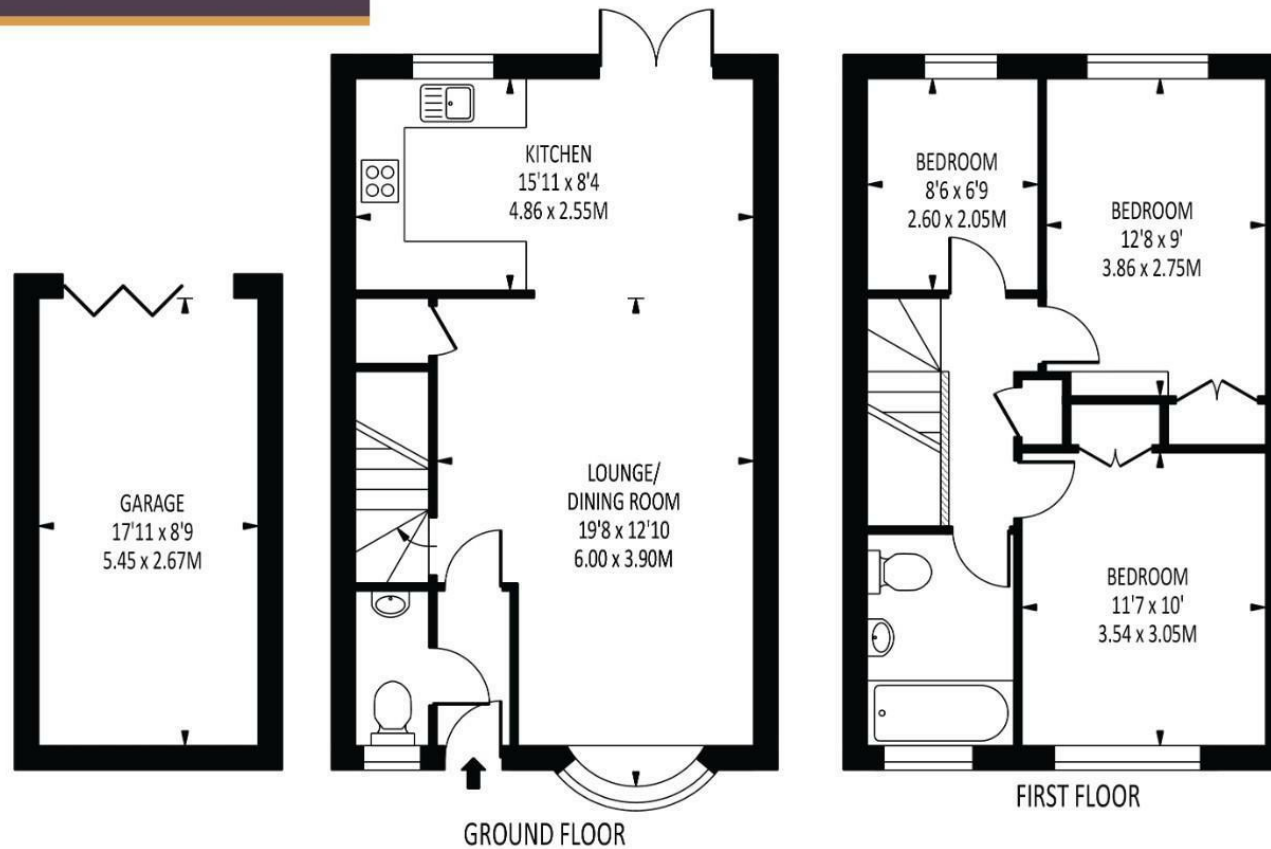


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Stagbury House

Total Area: 1028 SQ FT • 95.51 SQ M
(Including Garage)
Garage Area : 157 SQ FT • 14.55 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

