



Holly Hill Park, Banstead, Surrey  
Asking Price £699,950 - Share of Freehold



**WILLIAMS  
HARLOW**











Located in the desirable area of Holly Hill Park, Banstead, this exquisite apartment is a remarkable find within a stunning mansion house conversion. Set within a private gated development, this property offers both security and exclusivity, making it an ideal home for those seeking a tranquil lifestyle.

The apartment boasts two well-proportioned bedrooms and two modern bathrooms, providing ample space for comfortable living. The generous reception room is perfect for entertaining guests or enjoying quiet evenings at home. The property is presented to a high standard throughout, ensuring a contemporary and stylish atmosphere.

One of the standout features of this apartment is the private balcony, which offers a lovely outdoor space to relax and unwind day or night. Additionally, the property benefits from private parking and a garage, providing convenience and peace of mind. Additionally here is a private cellar located lower ground with easy access from the ground floor.

Situated conveniently for both Banstead Village High Street and the picturesque Banstead Woods, residents will enjoy easy access to a variety of local amenities and the beauty of miles of open countryside. This apartment truly represents a harmonious blend of modern living and natural surroundings, making it a perfect choice for those looking to embrace the best of both worlds. With a Share of Freehold, this property is not only a beautiful home but also a sound investment.

## THE PROPERTY

Holly Hill Park was designed around 1911-1913 by W. Roland Howell for Lesley Garton and then converted in 2002 by award winning developer Squires Bridge and features formal gardens which encompass yew hedging, a lilly pond, sunken gardens and is a perfect reflection of early twentieth century design. The property offers an impressive 1545 square feet and benefits from a large formal lounge and an expansive kitchen/dining room. There are two excellent sized bedrooms. The principle bedroom suite comprises of a large bedroom area giving way to a dressing room and ensuite shower room. Bedroom two has access to the private balcony.

## OUTSIDE AREA

The gardens were established in the early twentieth century, originally for the private residential estate and was designed with formal layouts synonymous with the period. Surrounding the property is direct access onto Banstead Woods which is a stunning area of landscaped value which will allow you to take evening walks without a second thought and a community where you feel fully invested.

## THE LOCAL AREA

Banstead Village is within easy walking distance and the countryside is literally on your doorstep. Banstead village offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools and the array of vast open green belt spaces and countryside adds to its charm. There is good public transport available from Banstead Village as well as excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

## WHY YOU SHOULD VIEW

The property will appeal to a multitude of buyers, in particular may suit downsizers because of it's convenient to Banstead Village and walking distance of miles of open countryside, yet in a secure location enabling you to travel with piece mind, knowing the property is in a secure and safe environment.

## FROM THE SELLER

Holy Hill Park is very convenient and comfortable living with the best of both worlds having the High Street to one side and Banstead Woods on the other side. It's peaceful offering tranquility in a stress free environment and easy maintenance. A beautiful, private and comfortable apartment offering peace of mind with a lock up and go in a secure environment. The Manor House is a joy to come home to and you may wonder why we are selling? The only reason is that we are emigrating to be with our family in Australia otherwise we would not be selling!

## LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11  
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Aberdour School – Ages 2-11

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton. The bus stop is located at the end of the close.  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Chipstead, via Purley to London Bridge - 51 minutes - Chipstead Station is only a few minutes drive away with easy parking.  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min

## MAINTENANCE CHARGES

Approximately £4,500.00 per annum including Buildings Insurance.

## GROUND RENT

Nil.

## WHY WILLIAMS HARLOW

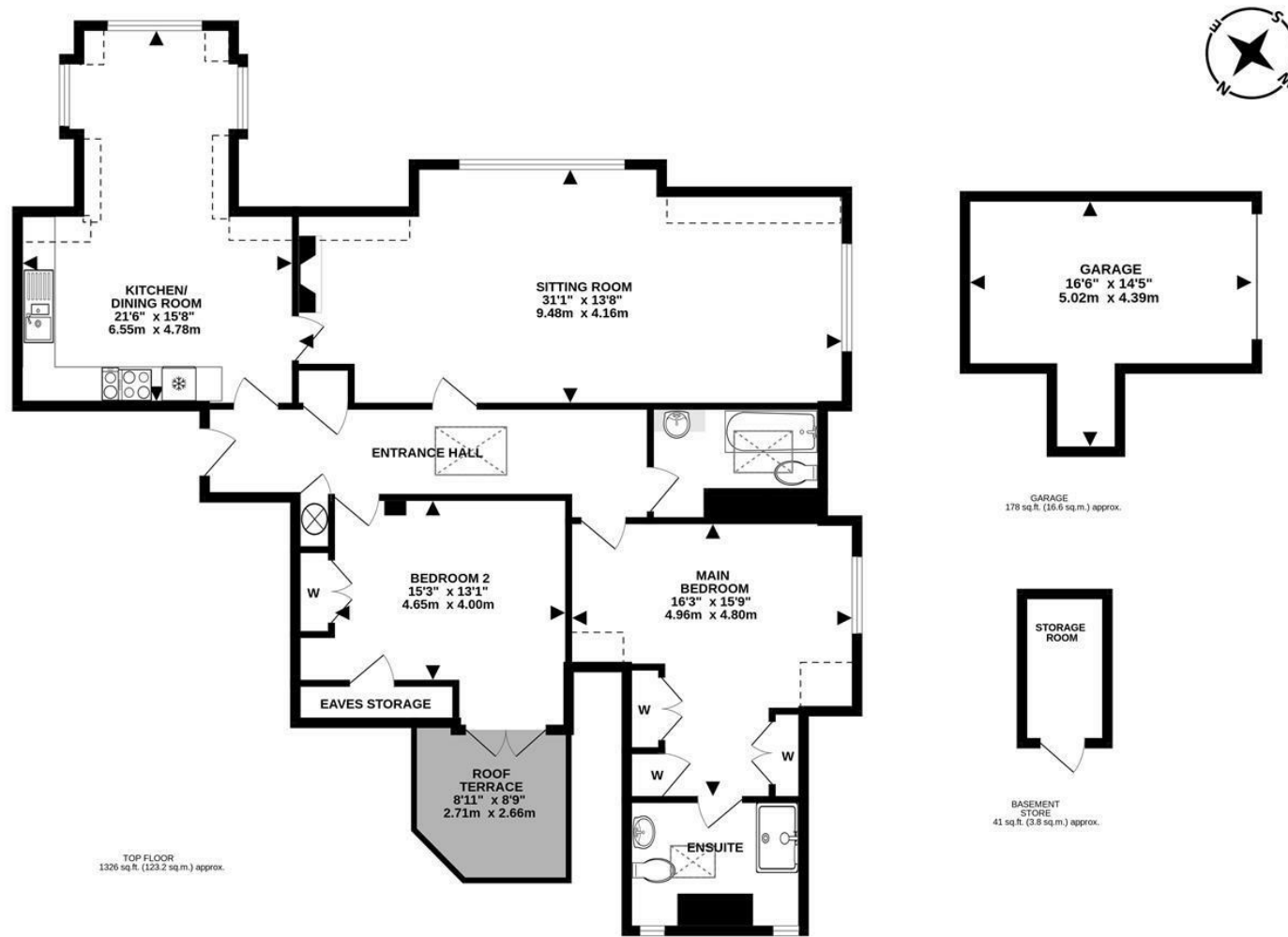
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



TOP FLOOR  
1326 sq.ft. (123.2 sq.m.) approx.

TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

