Woodmansterne Street, Banstead,

Offers Over £1,325,000 - Freehold

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WILLIAMS HARLOW

BOSCH

This stunning detached house, built in 2005, offers modern living and character features. With four spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style. This is offered alongside a detached annex.

Upon entering, you will be greeted by two inviting reception rooms with an open fire in the lounge, perfect for entertaining guests or enjoying quiet family evenings. The property boasts a separate annex, providing additional living space that can be utilised as a guest suite, home office, or even a playroom for children. The double garage includes a portion that has been thoughtfully converted into a gym and storage area, catering to those with an active lifestyle.

The outdoor space is equally impressive, with beautifully landscaped grounds extending to 0.3 acres. This expansive garden offers a serene retreat, perfect for outdoor gatherings or simply enjoying the tranquillity of nature. Additionally, the property features an outdoor office and studio, providing an ideal setting for remote work or creative pursuits. There is also a garage to the side.

This delightful home combines modern amenities with a wealth of character, making it a truly unique offering in the desirable village of Woodmansterne. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this exceptional house your new home.

THE PROPERTY

This property will certainly not disappoint. It has an array of wonderful character features with the added benefit that this is a relatively modern home constructed in 2005. The position is hard to beat with a plot extending to a third of an acre backing onto countryside to the rear. The gardens have been tastefully landscaped by the present owners with a sweeping driveway accessed via electronic gates to a large front garden which is set back from the main road. Outside you will find a double garage half of which is given over to a gym and a self contained one bedroom annex. The rear garden is laid to lawn with a large outdoor office, ideal for those who work from home. The views are fantastic over open fields to the rear and enjoying a pleasing southerly aspect.

LOCATION

The property is just a few minutes walk from Woodmansterne Village with local shops including newsagent, restaurant, the popular Woodman pub and Woodmansterne Primary School plus Chiipstead Valley Primary School also nearby. Banstead Village is a short distance away with a more comprehensive range of High Street shopping facilities and local transport connections. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

FROM THE SELLER

From the moment we acquired the plot, we had a vision of creating a very special family home. Being involved in building the house from the ground up was an incredibly exciting and rewarding experience. The build took just one year to complete, but the home and gardens have continued to evolve and mature beautifully over the years. This house has been at the heart of our family life. We have had the joy of raising our children here, sharing our home with many much-loved animals, and creating countless wonderful memories with family and friends. It has always been a warm, happy and welcoming place, filled with love, laughter and life. Over the years, we have particularly enjoyed watching the gardens become established, adding to the character and charm of the property. There is something very special about seeing a home you created from the beginning grow and develop alongside your own family. We have also been incredibly fortunate to have wonderful neighbours, who have helped make living here such a pleasure and given us a real sense of belonging. As we move into the next chapter of our lives, we feel the time is right to pass this much-loved home on to someone new. Although it will be difficult to say goodbye, our greatest wish is that its next owners will enjoy the same warmth, happiness and wonderful memories that we have been so fortunate to experience here.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
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
405 Coulsdon South to West Croydon

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

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 G £4,259.77 2026/27

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ROSEMOUNT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1399 SQ FT - 129.95 SQ M
(INCLUDING EAVES STORAGE, EXCLUDING COTTAGE, OUTBUILDING 1 & 2)
APPROX. GROSS INTERNAL AREA OF EAVES STORAGE: 16 SQ FT - 1.53 SQ M
APPROX. GROSS INTERNAL AREA OF COTTAGE: 281 SQ FT - 26.12 SQ M
APPROX. GROSS INTERNAL AREA OF OUTBUILDING 1: 305 SQ FT - 28.36 SQ M
APPROX. GROSS INTERNAL AREA OF OUTBUILDING 2: 241 SQ FT - 22.37 SQ M

FOR ILLUSTRATION PURPOSES ONLY

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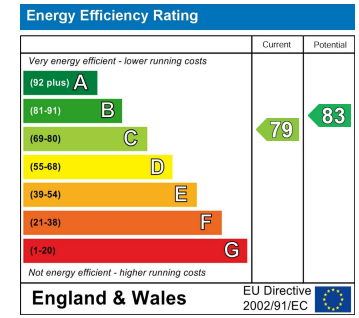
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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