



Holly Hill Park, Banstead, Surrey

Asking Price £699,950 - Share of Freehold



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**WILLIAMS
HARLOW**











A rarely available share-of-freehold: this 2 bedroom Manor House apartment set within elegantly Grade II listed landscaped grounds. One of just six exclusive residences in the Manor House set behind electric gates in Holly Hill Park. Private parking and garage included plus an additional individual cellar suitable for wine storage and or personal use.

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 lily 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 en-suite 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

What attracted us to this property 11 years ago when it was time for us to down size: The elegance, character and beauty of the Manor House and grounds that was converted in 2002 to a very high standard of specification and award winning designs. It's very unique and has its own private balcony, the elegance and an abundance of charm. It's spacious, quiet and secure. Everyone living here enjoys travelling regularly with either family or other properties overseas which means that we can easily leave our apartment for months at a time. It's a wonderful place to lock up and leave with peace of mind. Backing onto Banstead woods offers additional tranquillity with the option of enjoying a stroll, walking or running and a short stride into the bustling High Street with its vibrant charm of various restaurants, cafes, pub, local shops and various amenities. We really love living here and will be sad to go but our hearts are with our family in Australia.

LOCAL SCHOOLS

Banstead Preparatory School – Ages 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



Banstead Office

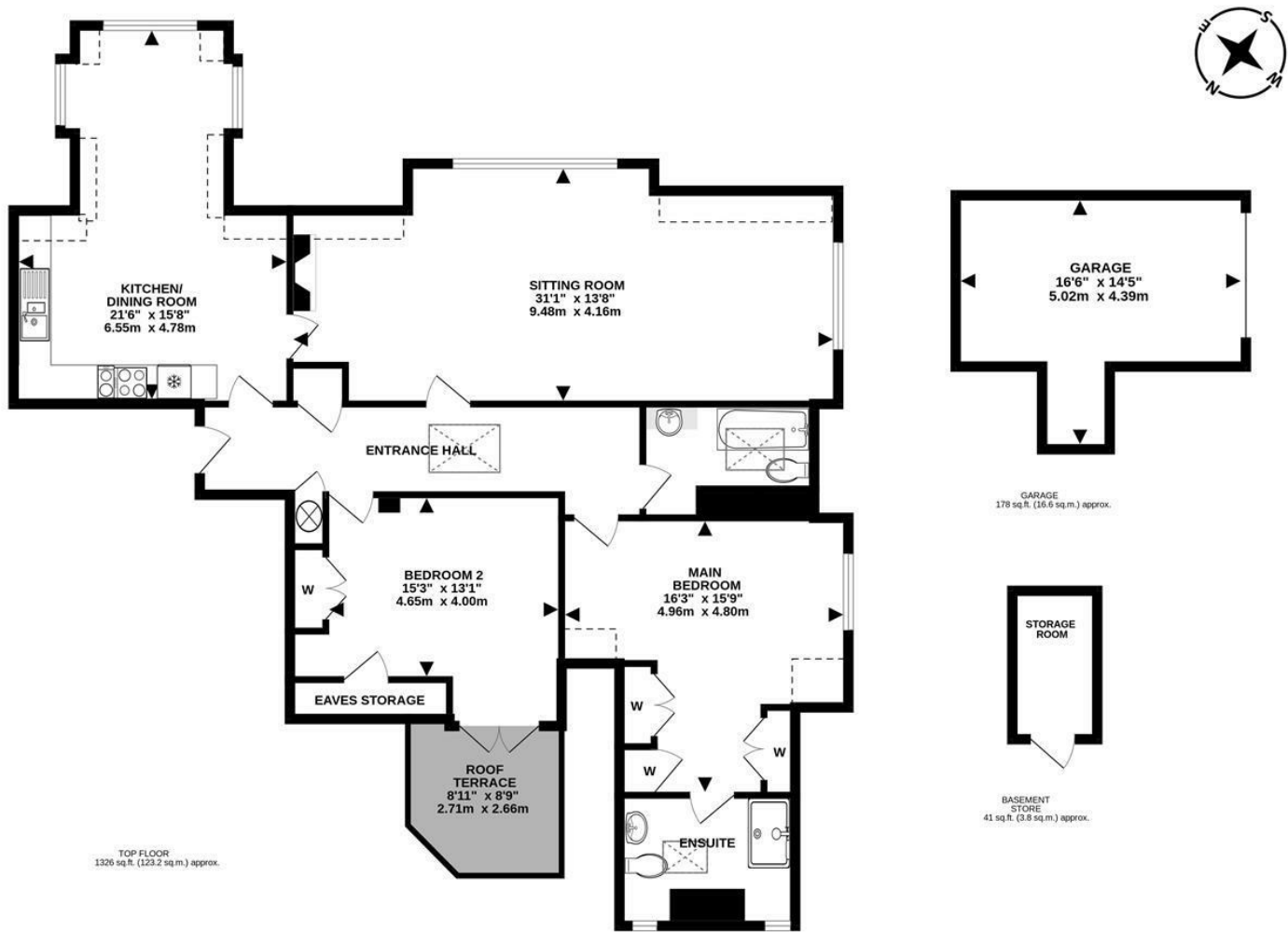
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TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England & Wales		
EU Directive 2002/91/EC		

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