

Rosehill Farm Meadow, Banstead, Surrey

Asking Price £800,000 - Freehold

4 2 3

WILLIAMS HARLOW























Situated in the charming Rosehill Farm Meadow, this modern detached house offers a delightful blend of comfort and convenience. With four bedrooms and two well-appointed bathrooms, including an en-suite to the master.

The property boasts three reception areas, providing ample room for relaxation and entertaining. Whether you prefer a cosy evening in the lounge or hosting gatherings in the dining area, this home caters to all your needs. The layout is thoughtfully designed to ensure a seamless flow between the living spaces, making it ideal for modern living.

One of the standout features of this property is its quiet prime location. Situated within easy walking distance of Banstead Village, residents can enjoy the vibrant local amenities, including shops, cafes, and parks. Additionally, the house backs onto open countryside, offering a serene backdrop and opportunities for leisurely walks and outdoor activities.

Parking is a breeze with off-street space for up to three vehicles, complemented by a garage for added convenience. This property is not only a home but a lifestyle choice, combining the tranquillity of rural living with the accessibility of village life.

This modern detached house is a rare find in the area, making it an excellent opportunity for those looking to settle in a peaceful yet connected community. Don't miss the chance to make this wonderful property your new home.

A fine modern home with country views with four bedroom, en suite to master plus additional main bathroom, three reception rooms, downstairs WC, parking, garage, gas heating, double glazing and no onward chain. All is within a short walk of the Village High Street

THE PROPERTY

The property has been completely re-imagined, extended and considered during the vendors ownership. Upon embarking the tour you will notice there are three good sized reception rooms off a generous entrance hall with an attractive turn staircase rising to the first floor. There is a lounge to the rear with a fine outlook over the rear garden, dining room to the front plus a separate study. There is a bespoke extended kitchen/dining room to the rear with all integral appliances offering an excellent entertaining space. The upper floors can be accessed via the turn staircase which includes four good sized bedrooms, en-suite to the master plus a family bathroom. We are sure this property offers something for everyone.

OUTDOOR SPACE - SOUTH WEST BACKING

Mostly hidden from road, tucked within a corner of this cul-de-sac this property benefits from a south westerly aspect rear garden with a stunning outlook over open countryside, measuring 25 ft x 40 ft approximately. The garden has been meticulously landscaped and maintained by the present owner and is accessible from the kitchen and lounge and there is rear access to the garage. It is an excellent space for entertaining and peaceful evenings.

LOCAL AREA

Banstead Village is superb if you haven't already visited. This property offers the additional rare benefit of being not only in a quiet cul-de-sac but within an easy flat level walking distance of Banstead Village High street where Waitrose supermarket and a range of independent shops can be found as well as transport links. There is also a vast array of green open spaces. The area is a peaceful neighbourhood and a community where you will feel fully invested.

VENDOR THOUGHTS

The property has been in our ownership for a number years. We have lived in the local area for some 60 years. Due to our family relocating it is time for a move to be closer to the children. The property has always been held in high regard by us and holds of wealth of happy memories.

KEY FEATURES

Three reception rooms - Four good sized bedrooms - Downstairs WC - En-suite to master bedroom - Within a few minutes walk of Banstead Village - Open countryside outlook to the rear - Beautiful landscaped rear garden - Parking for 3 vehicles plus a garage.

WHY YOU SHOULD VIEW

Whether you are a family or indeed a downsizer, this property offers a relaxed feel in a quiet and secluded location backing onto open countryside. Its position is unrivalled being quiet yet close to local amenities.

LOCAL SCHOOLS

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
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

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

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

ENHANCEMENT & STAGING DISCLAIMER

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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

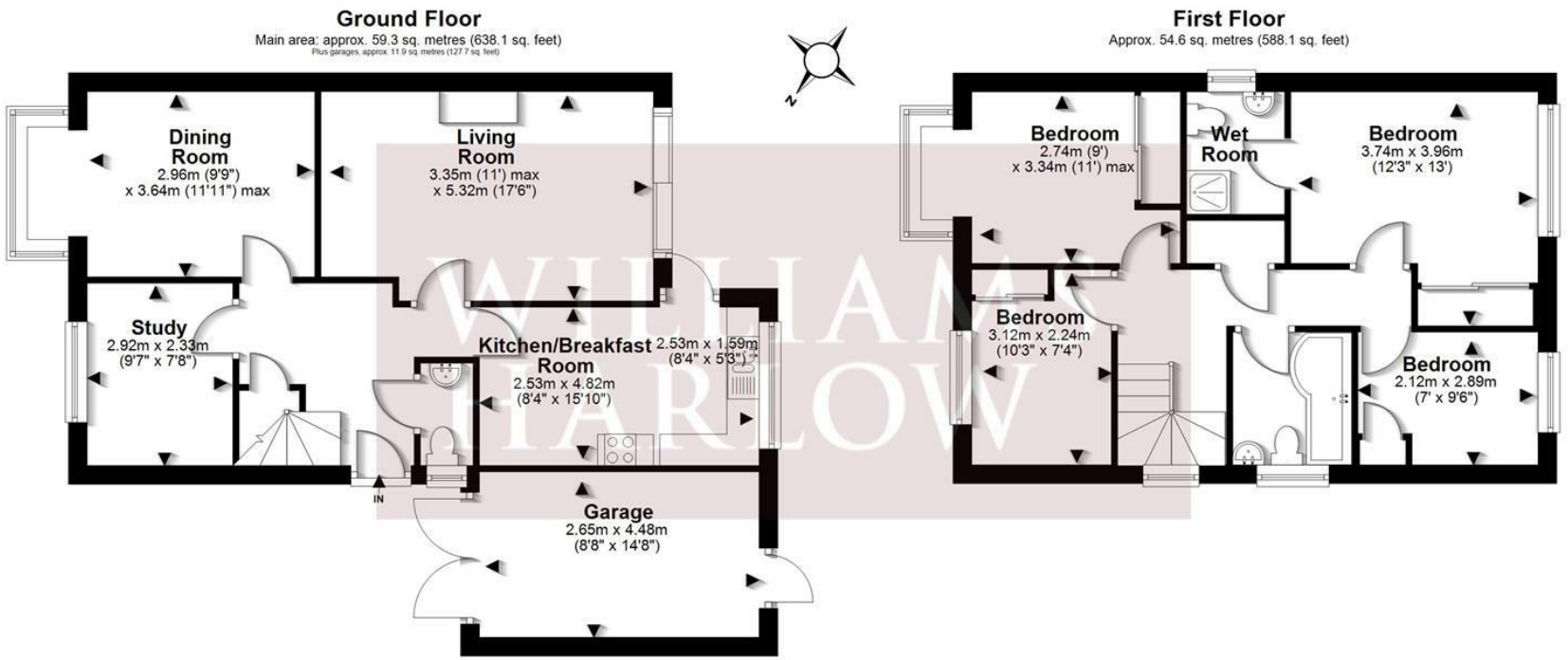
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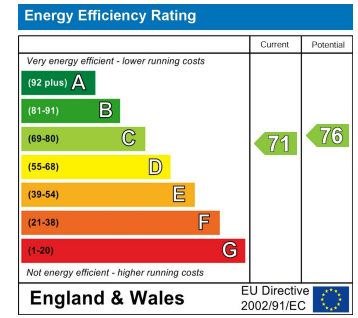


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Main area: Approx. 113.9 sq. metres (1226.2 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.7 sq. feet)