



VALE LODGE, COURTLANDS PARK, BANSTEAD, SURREY, SM7

£1,660,000

FREEHOLD

Winkworth





COURTLANDS PARK

BANSTEAD, SURREY, SM7

A RARE OPPORTUNITY TO ACQUIRE A STUNNING NEWLY REFURBISHED FIVE-BEDROOM DETACHED PROPERTY WHICH OCCUPIES A PLOT OF 1.25 ACRES, SET WITHIN THE MAGNIFICENT GROUNDS OF THE NEW COURTLANDS PARK DEVELOPMENT IN PARK ROAD, BANSTEAD, WHICH TOTALS 43 ACRES.

Courtlands Park is a new and exclusive gated development within walking distance, (just 0.6 of a mile), from Banstead Village and its High Street which offers an excellent blend of cafes and restaurants, local and national businesses including Waitrose and Marks & Spencer Simply Food. Some of Surrey's finest schools are available locally including Banstead Prep, Whitgift, John Fisher, Sutton High, Epsom College, Reigate Grammar, City of London Freemans, Chinthurst and Aberdour. Just a short walk from Banstead Woods, the area has venues for almost every conceivable sport, leisure and cultural pursuit including well-regarded golf clubs such as Kingswood and Cuddington, gyms, tennis clubs, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding.



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The property itself has been modernised to a high standard with a new-build finish throughout and offers approximately 2,400 square feet of versatile living and accommodation space. The property briefly comprises; entrance hall, five bedrooms, four bathrooms, utility room, three reception rooms including a large open plan living, dining and kitchen space, which is essentially the hub of the house and is great for a busy family lifestyle, complete with a dining area, and wood burner. The quartz worktops, modern contemporary units, and new integrated appliances will be attractive to anyone who spends a lot of time in the kitchen. Visoglide sliding doors opening onto the hardwood sun deck with steps leading to a porcelain terrace, with a separate family room, a study, a utility room, and two double bedrooms which both have new ensuite shower rooms completing the ground floor. A turning oak staircase leads you up to the first floor which provides three double bedrooms, a family bathroom. The principal bedroom benefits from an ensuite shower room.

Other benefits include underfloor heating and engineered oak flooring throughout the ground floor, carpeted bedrooms, and underfloor heating in all the bathroom/wet areas. The kitchen has a central island and range cooker with an induction hob, and incorporates, along with the utility room, a range of fully integrated Miele and Neff appliances, and an abundance of cupboard space. The property has a lower-than-average carbon footprint with an air source heat pump, and PV panels. The property is also wired for an electric vehicle charging point.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Open Plan Kitchen - 21'2" x 10'11" (6.45m x 3.33m)
- Living Room - 23'4" x 9'10" (7.11m x 2.99m)
- Dining Room - 12'11" x 12'7" (3.93m x 3.83m)
- Family Room - 10'9" x 10'0" (3.28m x 3.05m)
- Study - 9'7" x 7'10" (2.92m x 2.38m)
- Utility Room
- Bedroom 4 - 12'10" x 12'3" (3.92m x 3.74m)
- Ensuite Shower 2
- Bedroom 5 - 12'6" x 11'11" (3.80m x 3.63m)
- Ensuite Shower 3
- Downstairs WC

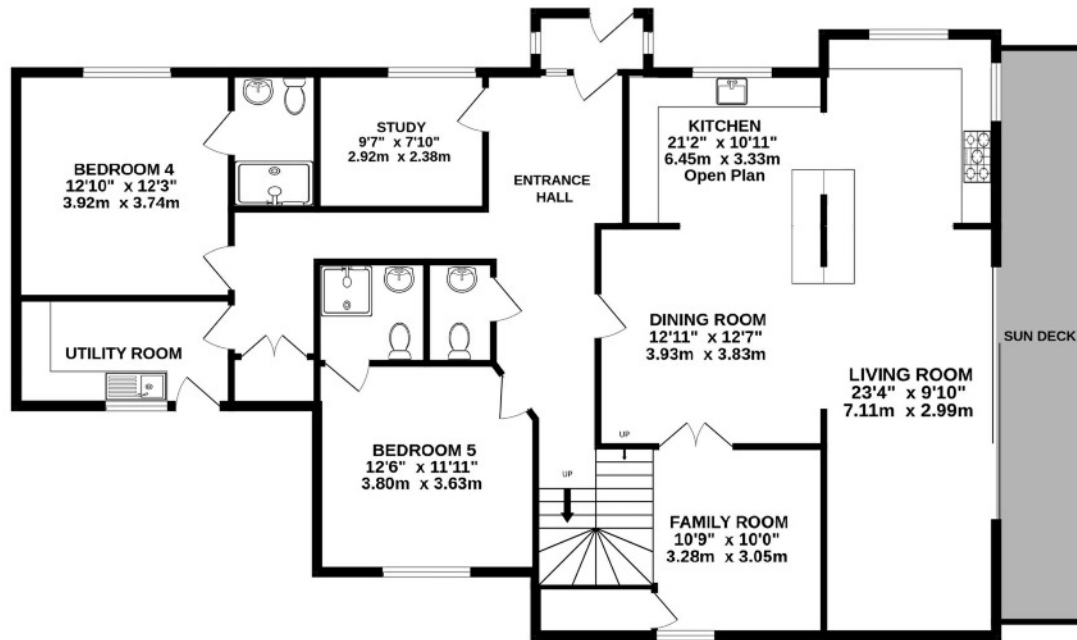
- Bedroom 1 - 17'3" x 13'6" (5.25m x 4.12m)
- Ensuite Shower 1
- Bedroom 2 - 17'7" x 13'8" (5.37m x 4.16m)
- Bedroom 3 - 14'11" x 9'7" (4.55m x 2.92m)
- Bathroom

- Garden/Grounds - 1.25 acres approximately

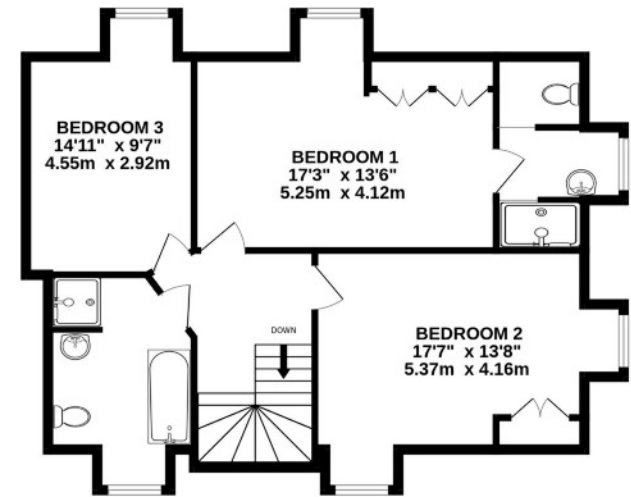




GROUND FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 2330 sq.ft. (216.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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See things differently.