



COURTLANDS PARK  
BANSTEAD

SAUNDERS

01737 363333  
[richardsaunders.co.uk](http://richardsaunders.co.uk)



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## DRAMATIC AND UNIQUE

An exceptional and utterly unique new collection of thirteen architecturally striking eco homes set in over 43 acres of private parkland and with a securely gated entrance. Courtlands Park offers a rare combination of rural living and convenience, being only a mile from the centre of Banstead.

Courtlands Park will comprise of just thirteen luxury detached eco houses, each set in this exceptional private estate and accessed via a long tree lined drive.

Located in north east Surrey, close to London but surrounded by countryside, Banstead is in one of the most picturesque corners of the Reigate and Banstead Borough. Sitting in between Sutton, Epsom

and Coulsdon in Surrey, the South East town of Banstead is a desirable place to live. For those needing to commute, you can catch a train into London (London Bridge & Victoria) from neighboring Sutton in just half an hour. Situated just within the M25, Banstead also offers easy access to the motorway network at Junction 8 (Reigate), and Gatwick and Heathrow Airports beyond. The area has well-regarded schools for all age groups, both fee paying and state run including Aberdour School, Banstead Preparatory School, Banstead Infants and Junior Schools, St Anne's Catholic School, and The Beacon School. As well as being close to the capital, you can take advantage of the green

open spaces of Banstead Woods and Chipstead Meads, and Epsom Downs with Epsom Racecourse the famous home of 'The Derby' just 3 miles away. In addition, Nork Park and Lady Neville Recreation Ground provide children's playgrounds etc.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks, country pubs and sporting pursuits such as golf, tennis, cricket, and horse riding can be enjoyed. Notable Golf Courses include Banstead Downs, Chipstead, Kingswood, and the RAC Country Club at Woodcote Park.





## COURTLANDS PARK, BANSTEAD

A unique development of 13 luxury detached houses set within a gated rural development just 45 minutes from central London.





AUTUMN WOODLAND, BANSTEAD





MAYFIELD LAVENDER FARM, BANSTEAD





The Woolpack, Banstead



COURTLANDS PARK  
BANSTEAD



The Mint, Banstead



Surrey Downs Golf Course



Epsom Race Course





Churchill House



Watson Lodge



Dowding Lodge, Wallis House, Bader House, Braham Lodge



Gibson House, Jackson Lodge, Brooke





BLAKE LODGE, LOCK HOUSE, WHITTAKER LODGE

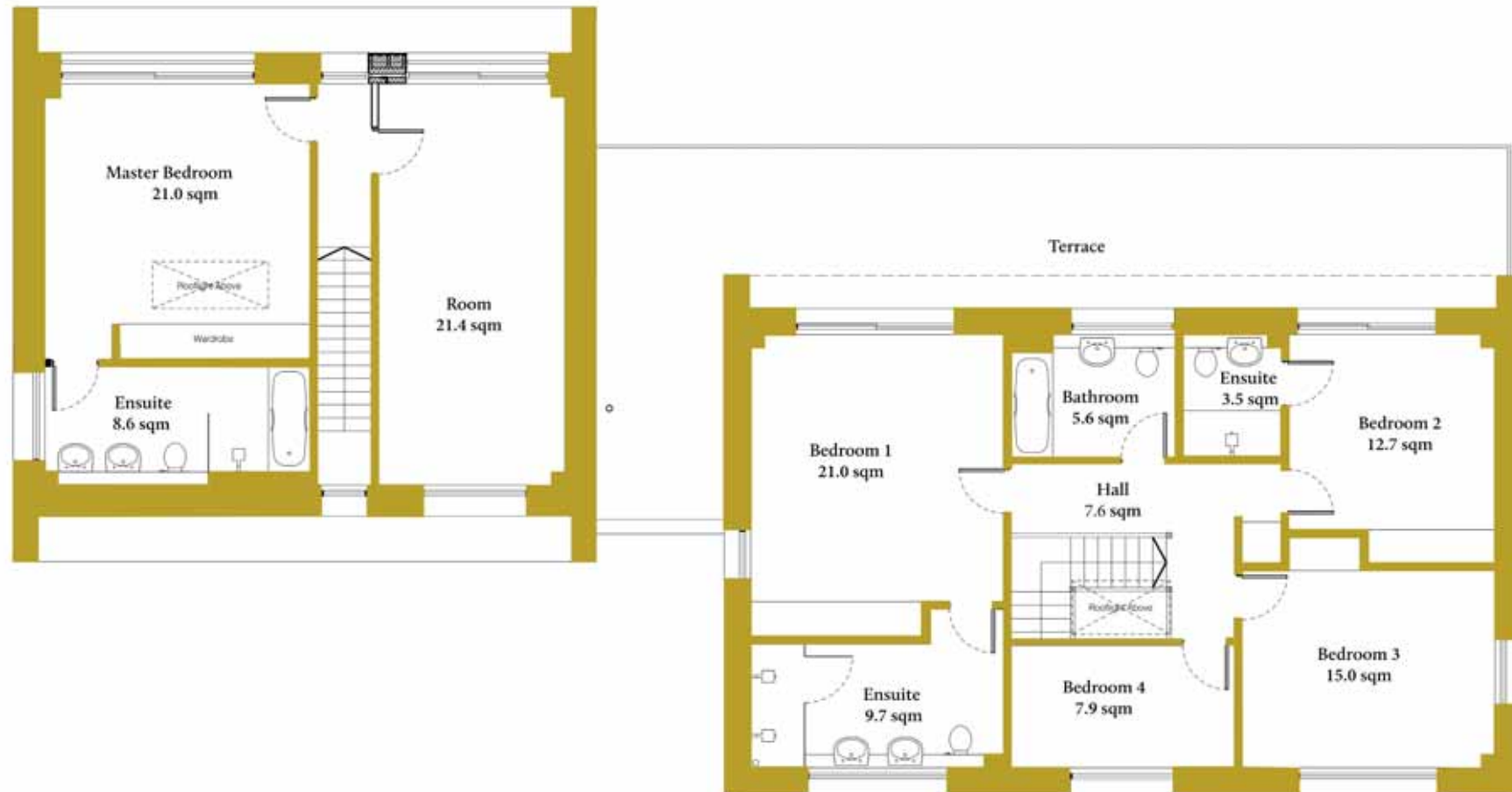




SITE MAP



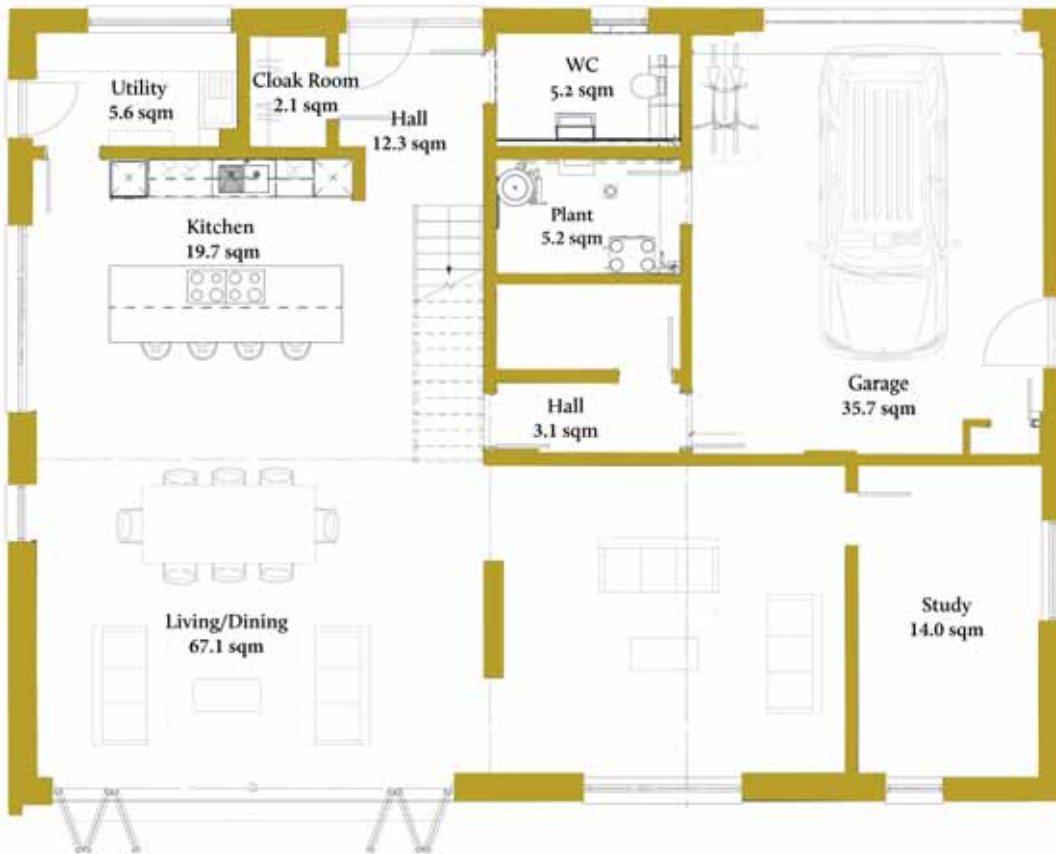
# First Floor



CHURCHILL HOUSE



Ground Floor

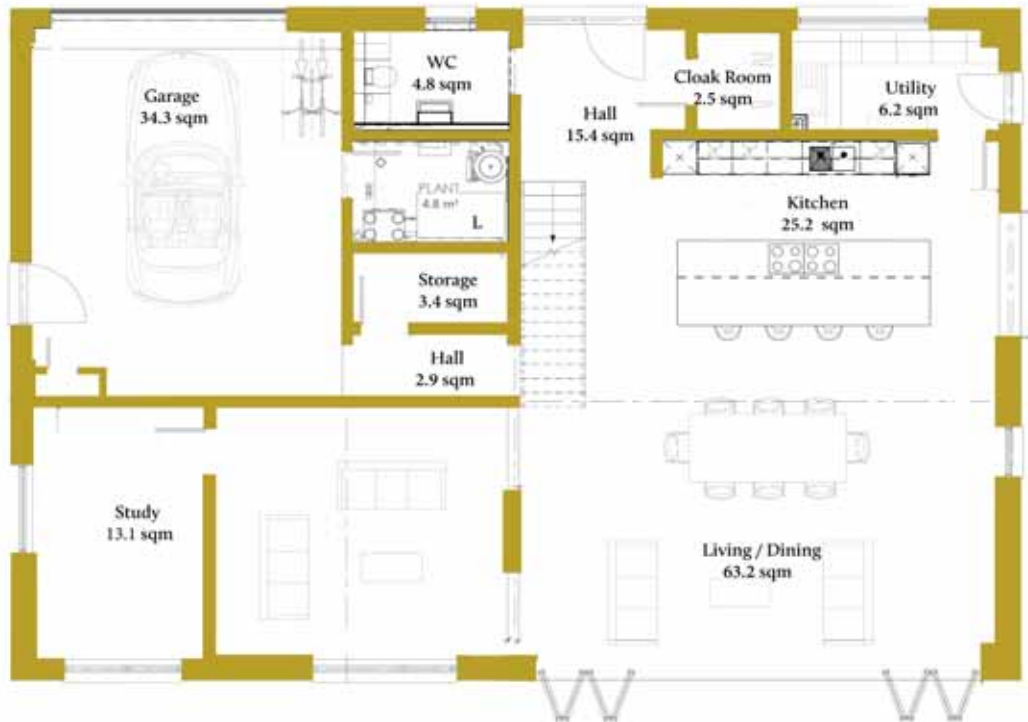


First Floor





Ground Floor



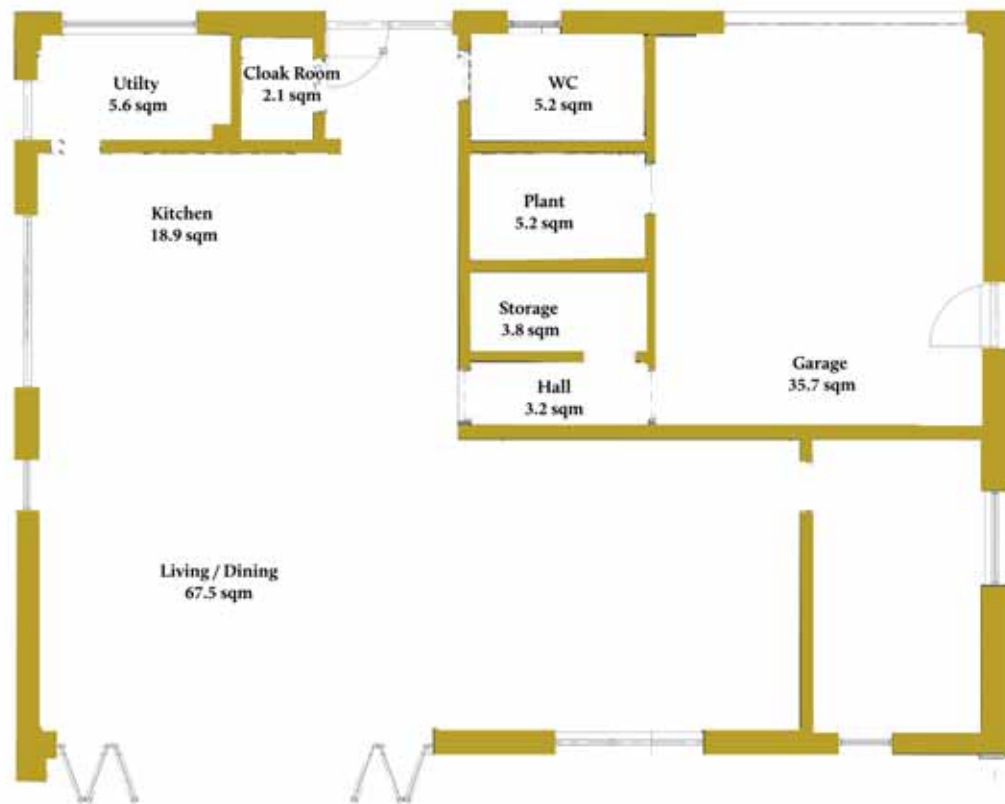
First Floor



DOWDING LODGE, WALLIS HOUSE, BADER HOUSE, BRAHAM LODGE  
TYPE A



### Ground Floor

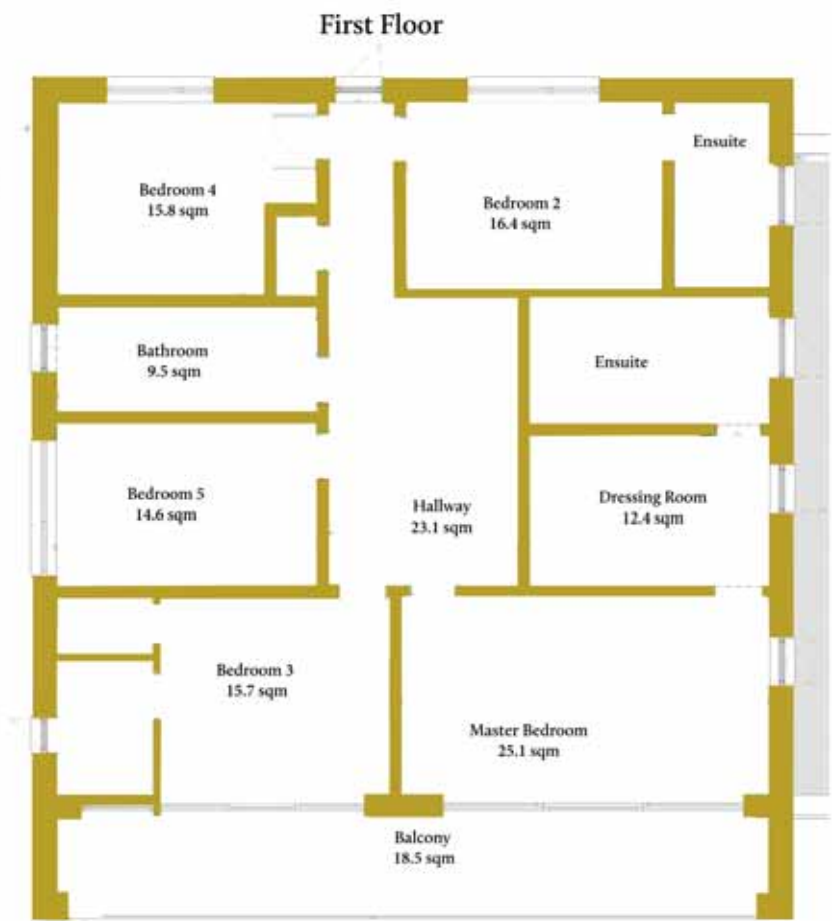
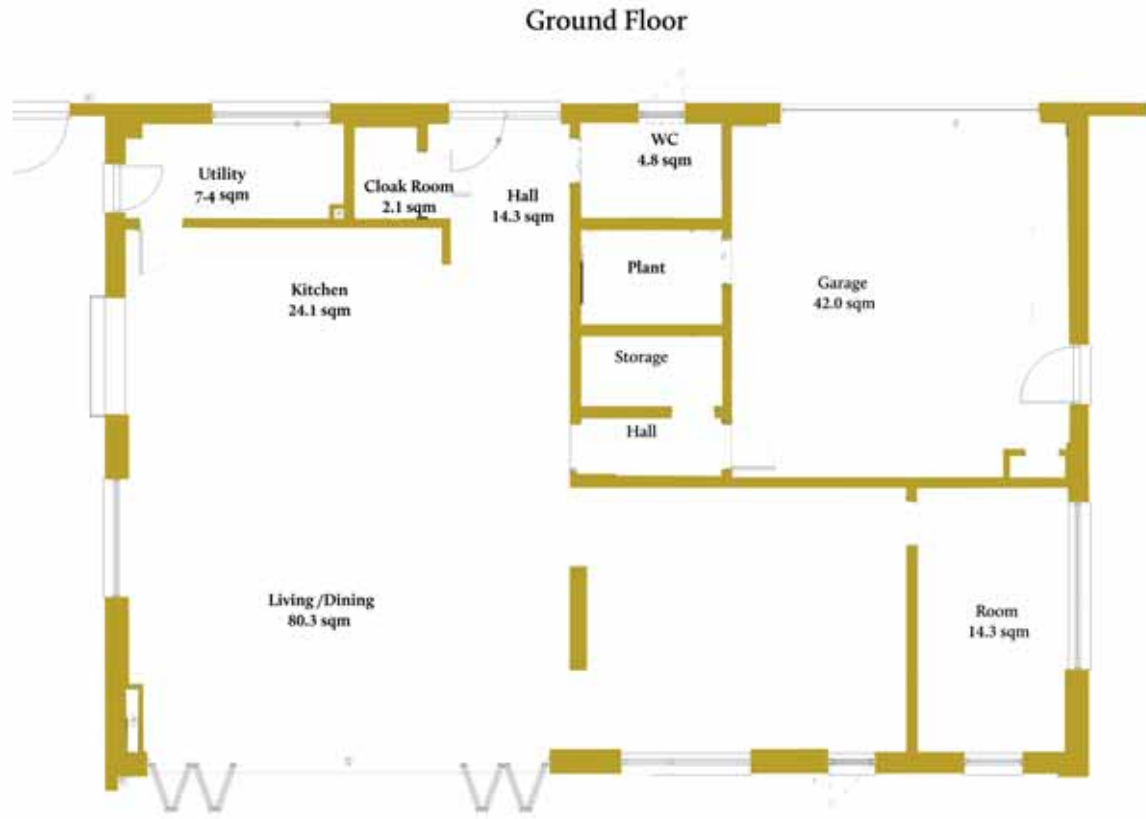


### First Floor



GIBSON HOUSE, JACKSON LODGE, BROOKE HOUSE  
TYPE B





**BLAKE LODGE, LOCK HOUSE, WHITTAKER LODGE  
TYPE A+**



## FINEST SCHOOLS

### Primary Schools

**Banstead Community Junior School**  
bcjs.org.uk/ 7 mins by car

**Banstead Preparatory School**  
bansteadprep.com/ 3 mins by car

**St Annes Catholic Primary School**  
stannes-school.uk/ 4 mins by car

**Serenity School**  
serenityschool.org.uk/ 5 mins by car

**Chipstead Valley Primary School**  
chipsteadvalley.com/ 8 mins by car

**Dolphin School**  
dolphinschool.org.uk/ 4 mins by car

**Warren Mead Junior School**  
warrenmead.co.uk/ 8 mins by car

**Woodmansterne Primary School**  
woodmansterne.surrey.sch.uk/

6 mins by car

**Seaton House Independent Preparatory**

seatonhouse.sutton.sch.uk/  
8 mins by car

**Aberdour School**  
aberdourschool.co.uk/

7 mins by car

### Secondary schools

**The Beacon School**  
thebeaconschool.co.uk/ 7 mins by car

**Wallington High School For Girls**  
wallingtongirls.sutton.sch.uk/

7 mins by car  
**Epsom College**  
epsomcollege.org.uk/ 12 mins by car

**Sutton Grammar School**  
suttongrammar.sutton.sch.uk/

13 mins by car  
**Wilson's School Boys' Grammar**  
wilsons.school/ 13 mins by car

*Travel times stated are approximate,  
calculated at optimum travel times*







# TRANSPORT CONNECTIONS


There are rail services at Banstead and nearby Chipstead, Woodmansterne, Coulsdon South and Coulsdon Town stations, it takes just 45 mins from Banstead to London Bridge and under an hour to Victoria. The A217 provides an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network and Gatwick airport within easy reach.


## BY TRAIN


 CHIPSTEAD  
0.9 miles

 KINGSWOOD  
1.92 miles

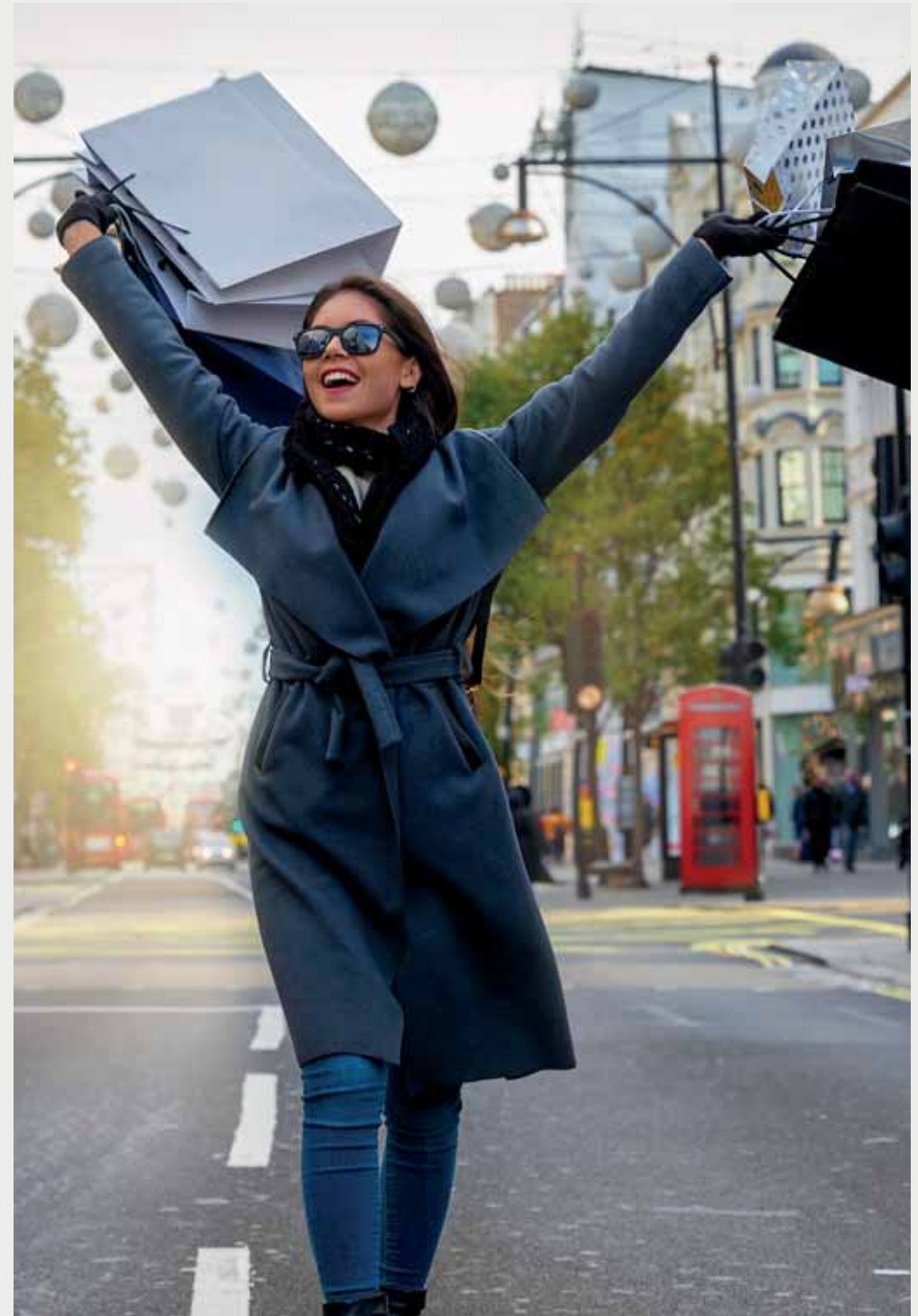
 BANSTEAD  
1.47 miles

 WOODMANSTERNE  
0.9 miles

 COULSDON SOUTH  
2.06 miles

 COULSDON TOWN  
2.24 miles

## BY CAR



## OUR FOCUS, YOUR HOME

COURTLANDS PARK IS A LUXURY RESIDENTIAL SCHEME BY VISION DEVELOP. A COMPANY WITH A SUPERB TRACK RECORD OF DELIVERING OUTSTANDING HOMES ACROSS LONDON AND THE SOUTH EAST.

The team at Vision Develop have been creating landmark residential developments for over fifteen years. With a passion for excellence and an eye for style, we have delivered exceptional homes in over thirty successfully completed schemes in and around London.

[visiondevelop.co](http://visiondevelop.co)



For further information or to arrange your appointment to view, please contact Richard Saunders and Company at Banstead

Call **01737 363333** or email [banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)

Vision Point is a marketing name and the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. Sources: [tfl.gov.uk](http://tfl.gov.uk), [crossrail.co.uk](http://crossrail.co.uk) & [google.co.uk/maps](http://google.co.uk/maps). All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.







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