



Period lodge house within moments of Banstead high street

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# East Lodge, 1 Garratts Lane Banstead SM7 2DZ

Village location within two minute walk of the High Street  
London by rail 50 minutes from Banstead Station 1 mile  
or 35 minutes from Chipstead Station 2 miles  
Epsom 4 miles Reigate 6 miles  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

Located within moments of Banstead High Street is this handsome two bedroom lodge with a wealth of period charm set in a private mature gardens with off street parking and a generous detached garage.

- Hallway
- Two bedrooms
- Conservatory
- Family bathroom
- Kitchen-breakfast room
- Detached garage
- Private Garden
- Off-Street Parking

£800,000





Originally built as a lodge house in the 19th century, this enchanting property has been beautifully transformed into a private home that has an ebullience historical character. Showcasing numerous period features, it retains its timeless charm throughout. The bright and airy accommodation includes a delightful main reception room, complete with a feature fireplace and picturesque views of the garden. The principal bedroom enjoys the convenience of built-in storage, complemented by another additional bedroom and a well-appointed family bathroom. Set within a secluded corner plot, the property offers a convenient location, just moments from the amenities of Banstead High Street. A spacious detached garage and a generous driveway provide ample off-street parking, completing this unique offering.

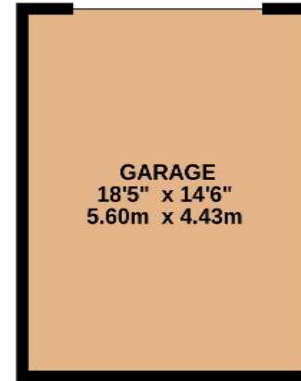
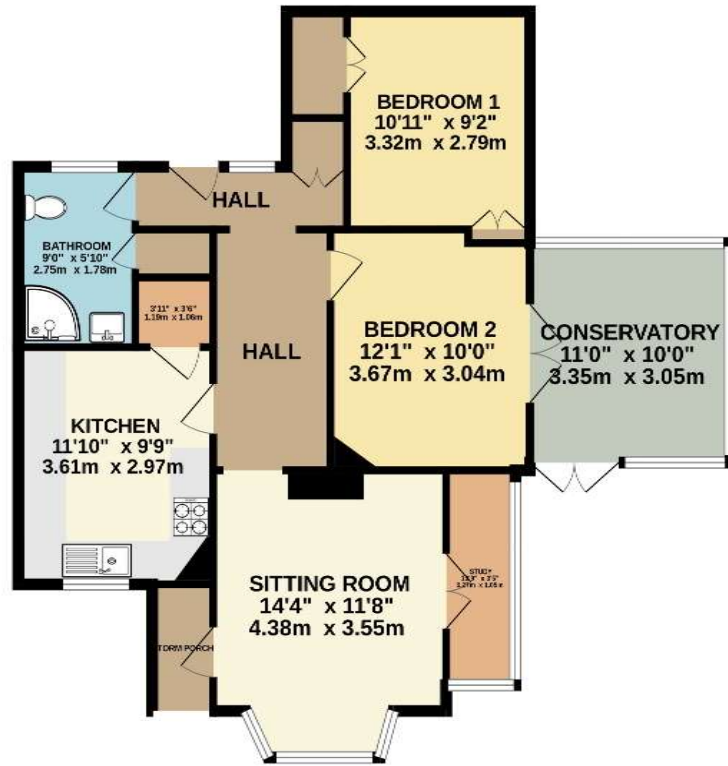


An excellent, secluded setting in the heart of the village only a few minutes' walk from the bustling High Street which offers over one hundred shops, restaurants, cafes as well as both the M&S Foodstore and Waitrose supermarket. This location is also within a short walk of a choice of excellent schools including Banstead Infant and Junior Schools, St Anne's RC school, Banstead Prep, Aberdour and The Beacon. Nearby the A217 gives an arterial route to London and also to the M25 at Reigate Hill (Junction 8) providing fast road access to both Heathrow and Gatwick airports, the Channel Tunnel and coastal ports. Nearby Banstead Station has frequent services to London Victoria, and to London Bridge by changing at Sutton with faster services from Chipstead Station some 2 miles away.



Convenient central village location | A wealth of original features | Ample amount of off street parking | High ceilings throughout | Feature fireplace | No onward chain | Detached garage | Private wrap around garden | Conservatory with views overlooking the garden | Excellent potential for further enhancements

GROUND FLOOR  
1118 sq.ft. (103.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1,118 SQ FT / 103.9 SQ M

TOTAL FLOOR AREA: 1118 sq.ft. (103.9 sq.m.) approx.  
Made with Metropix ©2024

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: E  
FFTP Broadband  
All mains services  
*To the best of our knowledge on production of this brochure*

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Viewing  
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a viewing appointment

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01737 360000

2 High Street  
Banstead  
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