

Yewlands Close Banstead, Surrey SM7 3DB

EQUESTRIAN PROPERTY WITH 4.2 ACRES. A very rare opportunity to acquire a THREE bedroom semi detached house with gardens to the front side and rear. There is an with adjoining 4.2 acres (approximately) of land to the rear. The land offers a sand school and stabling. Please note this land is green belt equestrian land to the rear. All is within a very short flat level walk to Banstead Village High Street

Offers In Excess Of £800,000 - Freehold



FRONT DOOR

With fantail window under pitch tiled canopy, giving access through to:

ENTRANCE HALL

2.16m x 3.51m (7'1 x 11'6)

Stairs rising to the first floor with attractive balustrade. Tiled flooring. Concealed radiator. Cloaks cupboard. Thermostat for the central heating. Window to the front. Cupboard housing meters and further cloaks cupboard.

DOWNSTAIRS SHOWER ROOM

Fully tiled walls. Obscured glazed window to the rear.

LOUNGE/DINING ROOM

5.74m x 4.95m (18'10 x 16'3)

Measured into an attractive bay window to the front. The room is of double aspect with bay window to front and further window to side. Wooden flooring. Gas log burner. Exposed beamed ceilings. Radiator. Doorway to:

KITCHEN

3.61m x 3.10m (11'10 x 10'2)

Wall and base units. Roll edge work surfaces incorporating a 1 1/2 sink drainer. A comprehensive range of cupboards and drawers below the work surface. Fitted oven and grill. Surface mounted gas hob with extractor above. Space for various under counter appliances. Wall mounted gas central heating boiler. Tiled floor and part tiled walls. Part glazed door to the rear and window to the rear.

FIRST FLOOR ACCOMMODATION

LANDING

Window to side. Access to loft void. Coving.

BEDROOM ONE

4.27m x 3.15m (14'0 x 10'4)

Ceiling rose. Coving. Window to front. Radiator. Exposed wooden flooring. Dado rail.

BEDROOM TWO

3.14 x 2.96 (10'3" x 9'8")

Window to rear. Wood effect flooring. Radiator.

BEDROOM THREE

2.90m x 2.49m (9'6 x 8'2)

Window to front and side. Wood effect flooring. Dado rail.

BATHROOM

White suite. Claw and Ball bath with mixer tap and shower attachment. Pedestal wash hand basin. High flush WC. Window to rear and side. Part tiled walls and wood effect flooring.

OUTSIDE

FRONT

There is a driveway suitable for parking approximately 4-5 vehicles off street. This also continues to the side of the property which via double opening gates gives access to the rear garden.

REAR GARDEN

There is a covered pergola immediately to the rear of the property with paving below. Lighting. Behind which is the remainder of the garden which is principally lawned with flower/shrub borders and some mature trees. There is also a centrally positioned garden pond.

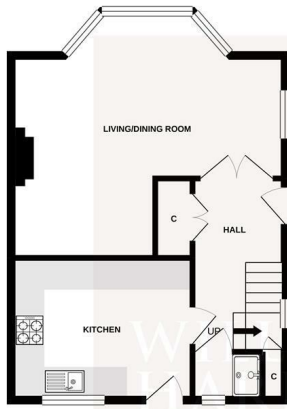
The access drive continues to the lefthand boundary via a wooden gate which gives access to the:

LAND

The area of land being Greenbelt located at the rear of the property measures approximately 4.2 acres and is laid principally laid to two good sized paddocks with post and rail fencing. There is also menage again with post and rail on all boundaries. There are four stables with adjoining tack room accessed via double opening doors. All has power and lighting. The land is generally flat with minimal tree cover thus affording good quality grazing.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL APPROXIMATE FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

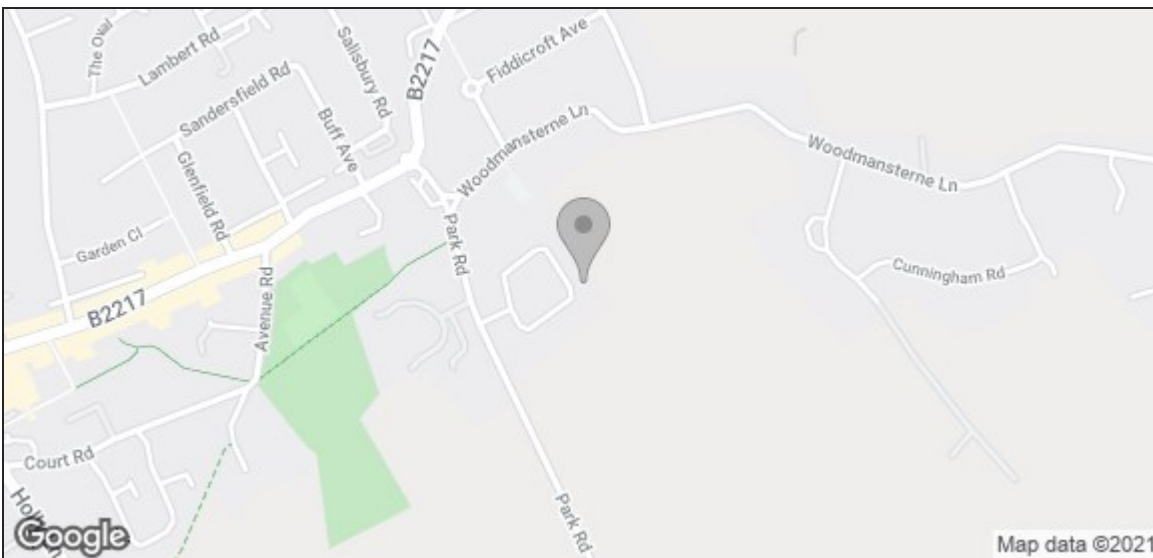
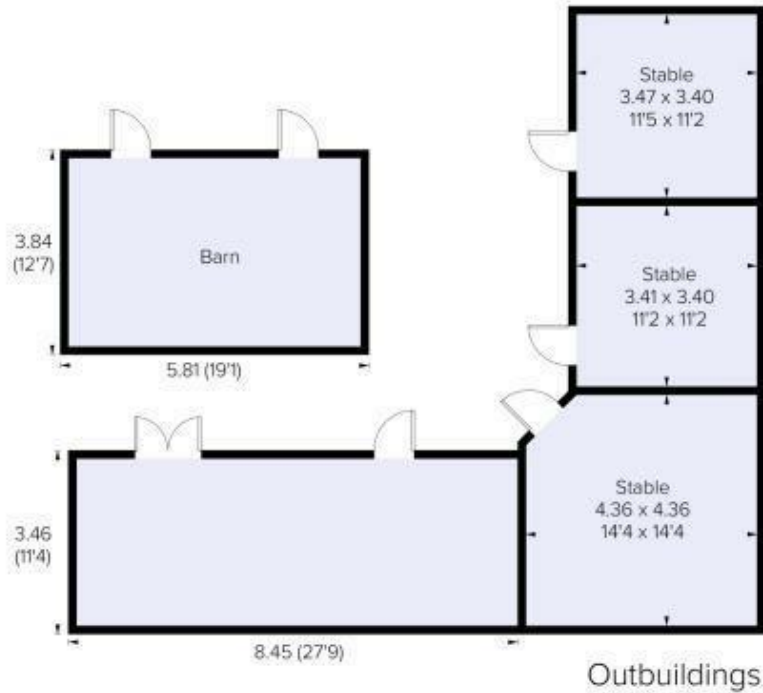
KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

produced by www.darrylfoxonphotography.co.uk

No liability is accepted for any errors or omissions within this floorplan drawing, as its only intended purpose is solely as a visual guidance.

produced for WILLIAMS HARLOW ESTATE AGENTS copyright protected, copying or editing any of this content requires written consent from the producer

WILLIAMS
HARLOW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	