



**BRIGHTON ROAD,** BURGH HEATH, SURREY, KT20

**£485,000**

FREEHOLD

**Winkworth**





**BRIGHTON ROAD**  
BURGH HEATH, SURREY, KT20

**A DETACHED GRADE II  
LISTED THREE  
BEDROOM HOME, WITH  
MEDIA ROOM, OFFICE  
AND WORKSHOP.**

Local shops including 'Little Waitrose' are only a short walk. The A217 is easily accessed, with Banstead and Sutton to the north, and the M25 (Junction 8) and Reigate to the south. Epsom is also easily accessible with a greater choice of shops, restaurants and has mainline rail services to London.





## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Hall
- Living Room - 20'4" x 13'8" (8.20m x 4.19m)
- Dining Room/Conservatory - 19'8" x 7'5" (5.99m x 2.25m)
- Kitchen - 11'0" x 10'0" (3.35m x 3.05m)
- Utility Area - 9'0" x 6'0" (2.74m x 1.83m)
- Games Room - 9'9" x 8'8" (2.97m x 2.64m)
- Bedroom 1 - 12'0" x 11'3" (3.66m x 3.43m)
- Bedroom 2 - 12'0" x 8'8" (3.66m x 2.64m)
- Bedroom 3 - 11'0" x 8'7" (3.35m x 2.61m)
- Bathroom - 11'10" x 6'1" (3.61m x 1.85m)
- Workshop - 13'1" x 10'4" (3.99m x 3.15m)
- Office - 26'0" x 9'9" (7.92m x 2.97m)
- Summer House - 11'0" x 6'8" (3.35m x 2.03m)

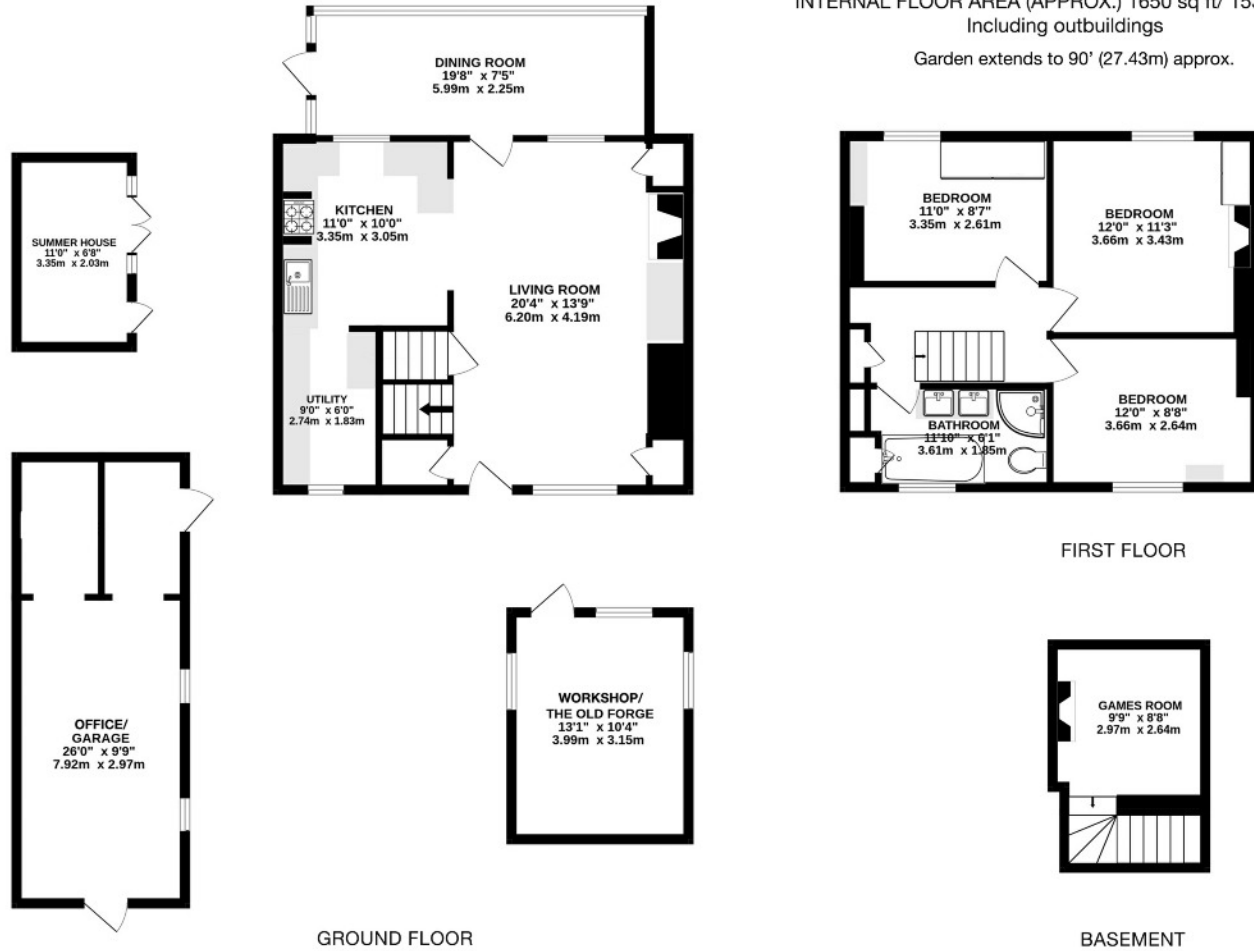
### THE PROPERTY

This unique three bedroom Grade II Listed detached property is sits on its own plot in a tucked away location. The accommodation is primarily set over two floors and comprises a large living room with its flagstone and stripped wood flooring. Exposed brick alcoves give home to a log burner and the direct access to a fitted kitchen offers true family living. To the back of the property is a sizeable conservatory which doubles as a dining room. A staircase leads down to a tanked cellar/media room, whilst on the first floor can be found three generous sized bedrooms, together with a family bathroom.

Outside there is the original old forge/workshop, a lager detached office (previously a garage) and a summer house, a garden shed and a gardener's toilet. There is also off street parking for several cars .

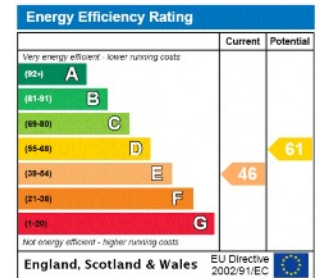


**Brighton Road, Burgh Heath**  
 INTERNAL FLOOR AREA (APPROX.) 1650 sq ft/ 153.3 sq m  
 Including outbuildings  
 Garden extends to 90' (27.43m) approx.



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See things differently.