



13 Wilmot Way, Banstead



Guide price

£849,950

Freehold

Over 2500 Sq Ft of space in total
Six double bedrooms
Three reception rooms
Kitchen/dining room
Utility room & d/s cloakroom
182ft x 32ft South/Westerly garden
2 Luxury Bath/Shower Rooms
Detached gym/office
Further detached workshop
Panoramic views from top floor over Central London

Occupying arguably one of the most convenient positions, just moments away from the vibrant and bustling High Street, this exceptional family home offers approximately 2500 Sq Ft of available space and is set within a highly requested residential road within the very heart of Banstead village.

The property has been the subject of multiple upgrades by the current owners who have meticulously crafted a home that mirrors its excellent location. The high specification finish and a creative re-allocation of space has helped to create a much improved stylish and contemporary layout, that seamlessly links the bright accommodation but most importantly is ideal for day to day family life.

Properties of this type are rarely available so close to Banstead High Street and even more rarely with this size of accommodation, therefore we are advising immediate inspection to fully appreciate the flexible accommodation and fantastic position it enjoys.



The quality of finish is immediately apparent as soon as you step through the door, with 6 double bedrooms, 2 bath/shower rooms, a soundproofed cinema with remote control reclining massage heated audience seating and a magnificent kitchen/dining/family room. Other features include: living room with HD projection systems, luxury cloakroom, utility room, oak internal doors, Oak flooring with underfloor heating throughout most of the ground floor, recessed ceiling speakers, beautiful 180ft gardens with 2 timber summer houses ideal for office/playroom/gym use, waterfall taps in bathrooms with LED light temperature indicators, Kitchen Appliances including double oven, microwave, dishwasher, 5 burner gas hob and American style Whirlpool Fridge.

This quiet and much requested road enjoys a fantastic position and is within genuine walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.6 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and





Wilmot Way, Banstead, SM7 2PZ

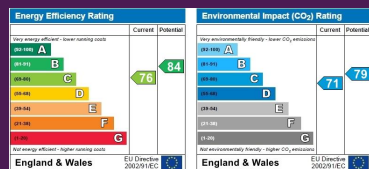
Approximate Gross Internal Area
229.9 sq m / 2475 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID365992)



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



141 High Street, Banstead, Surrey, SM7 2NS
Tel: 01737 333699
Email: rupert@thepersonalagent.co.uk



