



Exceptional family house a short walk from the High Street

exclusive to

**SAUNDERS**

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# Banstead

London 15 miles Epsom 3 miles Sutton 3 miles  
M25 Junction 8 (Reigate Hill) 5 miles  
Banstead Station to London Victoria 40 minutes  
or change at Sutton for London Bridge,  
Victoria and Waterloo 25 minutes  
*All times and distances are approximate*

Just minutes from both the High Street and the open spaces of Banstead Downs, this exceptional detached house has a desirable 'cul-de-sac' location.

- Entrance Hall | Cloakroom
- Drawing Room
- Family Room
- Home Cinema
- Kitchen-Breakfast Room | Utility Room
- 4 Bedrooms
- Dressing Room
- 3 Bathrooms including 2 en suite
- 2nd Floor Loft Room | Shower Room
- Garage with Workshop
- In and Out Driveway
- Landscaped Rear Garden

Price £1.125 million





Individually built around 2002, this exceptional home has a wealth of accommodation over three floors. The ground floor focuses on large, open and family-oriented rooms. Of particular note is the open plan drawing-family room with log-burning stove and large bi-fold doors to the patio. The first floor offers four generous double bedrooms, three bathrooms and a dressing room. Further accommodation can be found on the second floor with a large loft room and en-suite shower room being supplemented with plenty of storage spaces. The gardens are ideal for easy maintenance and there is ample off street parking.

This quiet cul-de-sac off Sutton Lane is within an easy walk of the High Street shops, restaurants and cafes. There are excellent local schools nearby including the adjacent Banstead Prep School, and regular bus services to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with children's playground and park café is close by, as are the open spaces of Banstead Downs and Golf Course. The A217 provides an arterial route to the M25 at Junction 8 (Reigate).



Quiet Cul-de-Sac location | Open-plan Drawing-Family Room of some 33' | Feature fireplace and Bi-fold doors to a large covered Patio | Fully-fitted Kitchen-Breakfast Room with Granite work-surfaces | Large Principal Bedroom with Dressing Room and built-in wardrobes | En-suite with double bath to Principal Bedroom | Wood-paneled Entrance Hall | Excellent Home Cinema | Double Glazing Throughout | 23' Garage with additional Workshop space | Landscaped Rear Garden



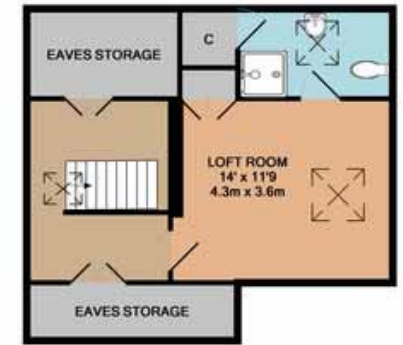


GROUND FLOOR  
APPROX. FLOOR  
AREA 1719 SQ.FT.  
(159.6 SQ.M.)

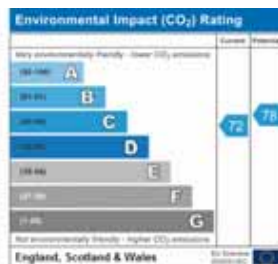
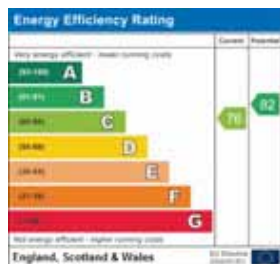


1ST FLOOR  
APPROX. FLOOR  
AREA 1368 SQ.FT.  
(127.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3533 SQ.FT. (328.2 SQ.M.)  
Made with Mapogen 00017



2ND FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)



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a viewing appointment

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Banstead  
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