

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

36, Burgh Wood
Banstead
SM71EP

Have you ever wondered what Christmas lunch must look like in the home of a top chef? What happens when someone trained to the highest degree to provide a quality product for others, turns their hand to producing something for their own family? The answer is of course something special, with all the trimmings, using the finest produce. Our client has been building houses all his life, and so when it came to building his own family home from scratch, there were no corners cut, and no expense spared.

£1,500,000



5



2



3



4



- Executive detached self build house
- 3 Bathrooms
- Principle suite with roof terrace
- Internally accessed garage
- Garden studio gym / office with W/C

- 5 Bedrooms
- Double height kitchen / diner benefitting from giant glass sliding doors
- Top floor with games room and en-suite bedroom
- Beautifully landscaped rear garden
- *Viewings by appointment only*



PROPERTY DESCRIPTION

We are truly delighted to be presenting this 5 bedroom detached family home, built by the current owners around 8 years ago. The ground floor is dominated by the kitchen area, a double height space with mammoth glass sliding doors out to the rear garden, blurring the lines between inside and out. The kitchen is modern yet timeless, with midnight blue units, brushed steel handles, herringbone metro tile splash-back, white quartz worktops and waterfall kitchen island complete with a solid oak chefs counter. A recurring feature throughout the house is resin flooring, it works incredibly well in accommodating the minimalist feel the owners were aiming for, and further compliments the splashes of colour and creativity through the house. This rear space also features a casual TV area, with bespoke cabinetry surrounding the television.

The living room is separate and a lovely size, big enough to host everyone for movie night, but small enough to feel intimate and cosy. More examples of expert cabinetry feature in here, with storage flanking the TV on either side, and down lighters built into the units to provide subtle finishing touches. Across the hall is one of multiple office spaces, and the rest of the ground floor comprises a downstairs cloakroom, utility room and garage space.

Upstairs the main bedroom spans the full width of the house to the rear looking out over the beautifully landscaped garden, with a roof terrace, walk in wardrobe and ensuite, all tastefully finished. Beds 3, 4 and 5 are all also located on the first floor, looking over the front of the property, with built in storage in each, and all benefitting from use of the family bathroom which boasts a full suite. Up yet another flight of stairs is the top floor, cleverly engineered with plenty of eaves storage, a large games room, and one final bedroom which benefits from its own ensuite.









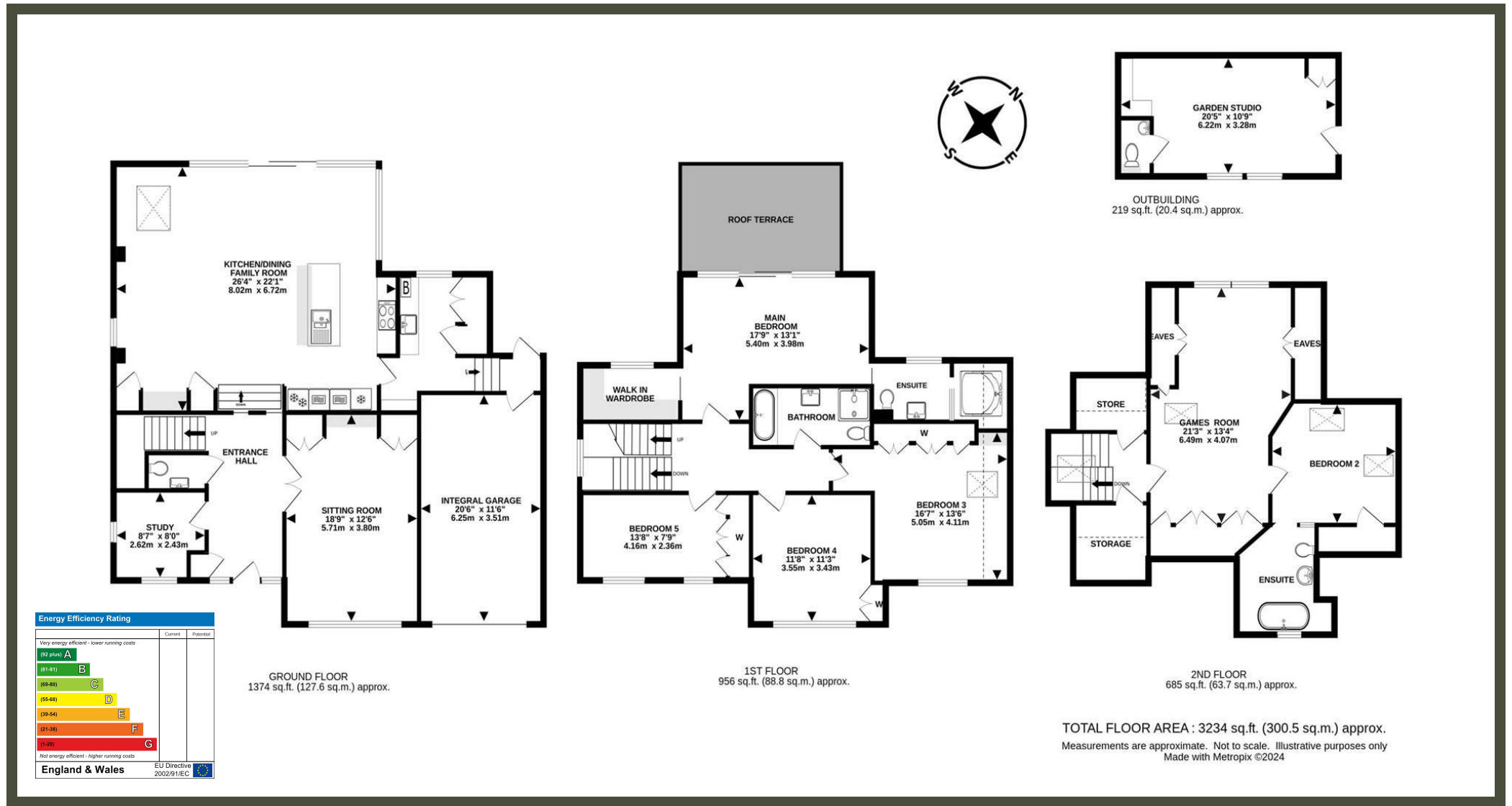
PROPERTY DESCRIPTION

To the front, a resin bonded driveway complements a clean but understated exterior to the house, as it's the rear where the design is able to shine through. The rear garden has been landscaped to create an elevated patio area, followed by a terraformed flat lawn, with a small patch of woodland to the rear which is home to both a climbing frame and a separate studio, complete with its own toilet, perfect as a home gym or office. From the end of the garden the house looks dramatic and imposing, large panels of glass and harsh angles are softened by beautifully aged beech cladding.

Burgh Wood is a premium residential road tucked between the villages of Banstead and Nork, around 17 minutes walk from Banstead station according to Google Maps. The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

For more information, or to book a viewing, please don't hesitate to contact the sales team on 01737 817 718.





36, Burgh Wood

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING:

COUNCIL:

TAX BAND:

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT