

Kennedys'

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57, Green Curve
Banstead
SM7 1NS

Designed and built by its current owner, the care taken in the attention to detail and finish is clear to see. This 5 bedroom family home has been finished to the very highest of specifications, and is located minutes from the heart of Banstead village.

£1,650,000



- 5 Bedrooms
- Modern Design
- Mature garden

- 5 Bathrooms
- High specification finish
- Viewing by appointment only





PROPERTY DESCRIPTION

We have had a number of self build homes come to the market recently, but none more impressive than this 8 year old detached house , offering close to 3700 sq ft of light and spacious accommodation, plus a detached garden studio at the bottom of the garden. It is interesting to observe that the typical specification of a house tends to reflect it`s size and specification, and this home defies that rule, being much more in line with a larger and more expensive property, perhaps similar to what you would expect to find in Kingswood, for example. As you walk through the solid double doors, you are met by an impressive open hallway featuring a “floating” marble staircase, porcelain floor tiles and tall glazed doors that lead in to the 36ft by 26 ft sitting/ dining room area. The ground floor accommodation also offers cloakroom, utility room, kitchen, family/ playroom and office, whilst to the first floor are the main bedroom with large dressing room and en-suite, guest suite, two further double bedrooms and family shower room. The top floor is an impressive area that can be utilised in any number of ways, including a second main suite with fitted wardrobes and en-suite. The fully fitted luxury kitchen and high spec bathrooms were all personally picked by the owners, who built the house for themselves nearly a decade ago, but the finish and quality of the house is such that it remains as relevant and impressive as it was when new. The features of the house are vast, with everything you would expect from a house of this quality, including underfloor heating on the ground & first floor, double glazed aluminum windows, tall ceilings, neutron control lighting, solid doors, ceiling speakers, bespoke fitted furniture, CCTV, Solar & Hot water panels, wrought iron balustrade over marble stairs, chandeliers, glass “floors” and more besides.

To the outside the property is approached through a sliding wrought iron gate, on to a private paved drive and forecourt providing private and guest parking. To the rear is a large terrace with bifold doors leading to it from the sitting room or the office, with steps leading to the large area of lawn, with further rear patio area, fenced borders, and a really useful detached garden studio/ gym.









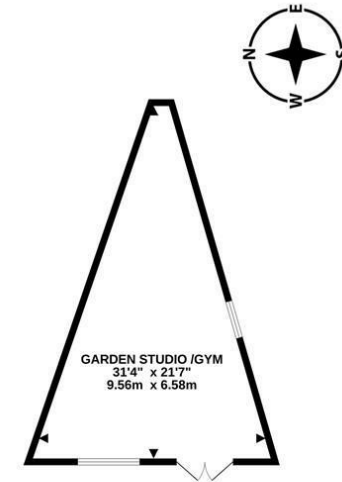
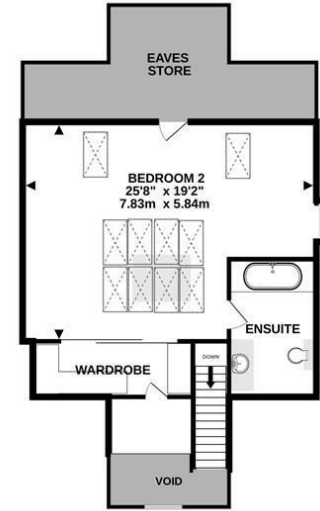
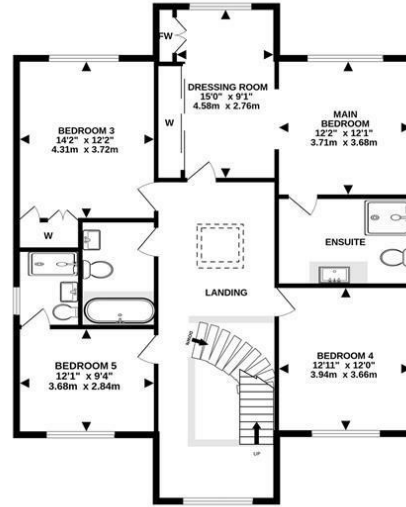
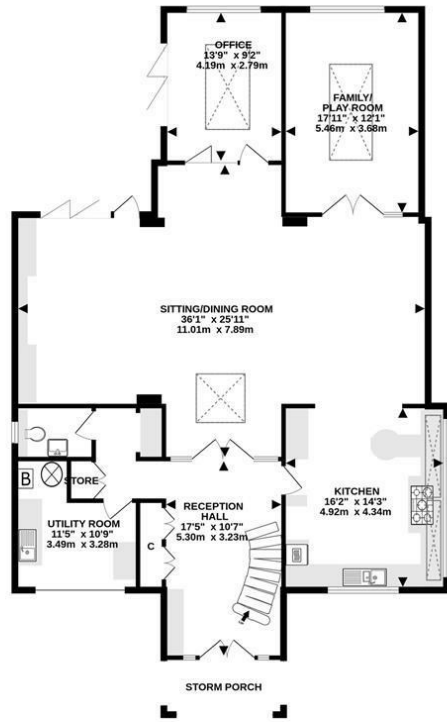
PROPERTY DESCRIPTION

Green Curve is a premium residential road tucked between the villages of Banstead and Nork, around 10 to 15 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.

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Energy Efficiency Rating		DUND FLOOR	
	Current	Potential	
Very energy efficient - lower running costs	92	92	
A (81-91)			
B (69-80)			
C (55-68)			
D (39-54)			
E (21-38)			
F (11-20)			
Mid energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

1ST FLOOR

2ND FLOOR

MAIN HOUSE 341.6 SQ.M (3677 SQ.FT) GARDEN STUDIO 34.1 SQ.M (367 SQ.FT)

TOTAL FLOOR AREA : 4045 sq.ft. (375.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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

TENURE: Freehold
 EPC RATING: A
 COUNCIL:
 TAX BAND: G

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