



Higher Drive, Banstead, Surrey  
Offers In Excess Of £1,600,000 - Freehold



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**WILLIAMS  
HARLOW**











Nestled in one of Banstead's most prestigious roads, this magnificent detached house on Higher Drive offers an exceptional living experience for families seeking space and comfort. Spanning over 4,700 square feet, and requiring some modernisation this spacious family home boasts an impressive eight bedrooms, thoughtfully arranged over three floors, providing ample room for both relaxation and privacy. The property features five well-appointed reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Set within a generous plot of 0.43 acres, the sizable garden offers a tranquil outdoor space. The extensive grounds provide a perfect backdrop for summer gatherings or peaceful retreats.

SOLE AGENTS. NO ONWARD CHAIN

FRONT DOOR

Original hardwood part glazed front door under a recessed canopy with quarry tiled floor, giving access through to the:

RECEPTION HALLWAY

Window to the front. Turn staircase rising to the first floor with attractive balustrade. Generous understairs storage cupboard. Wood block flooring.

DOWNSTAIRS WC

WC. Wash hand basin. Obscured glazed window to the front. Coving. Downlighter. Wall mounted extractor. Wooden flooring. Half height tiling.

PRINCIPLE RECEPTION ROOM

Window to the front. 3 x concealed radiators. Fireplace feature with marble surround. Coving. Wall lights. Double opening doors giving access through to the:

SUN ROOM

Double opening glazed doors and windows overlooking the rear garden. Radiator. Wall lights.

RECEPTION ROOM

This room could well be used as a television room and has a connecting door to the room. Window to the rear. Radiator. From here there is access to a:

SECONDARY RECEPTION ROOM

Double aspect room with window to the front and sliding patio doors to the rear. Fireplace feature with inset gas flame effect fire. 3 x radiators. Coving.

FRONT LOBBY

Connecting door to the front. Turn staircase rising to the second floor. Radiator on half landing.

STUDY

Built in range of office furniture comprising of storage cupboards, work station and drawers. Window to the front. Downlighters. Large walk in cupboard.

KITCHEN/BREAKFAST ROOM

A large 'L' shaped room with a tiled floor. The room is of double aspect enjoying windows to the front and rear. Bi-fold doors to the rear. The kitchen enjoys an array of wall and base units comprising of a twin Belfast sink with mixer tap. Large

built in dual fuel range cooker. American fridge freezer. Fitted oven and grill with microwave above. Wine cooler. Dishwasher. Central island with useful storage which doubles as a breakfast bar. Range of further cupboards and display cabinets. Radiator. Downlighters. Coving. 3 x radiators.

UTILITY ROOM

Run of work surface incorporating a sink with space and plumbing for domestic appliances below. A generous range of full height cupboards. From here there is access to a:

SIDE LOBBY

Connecting door to the rear. Connecting door to the garage.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Reached by the principle staircase to a galleried landing. Concealed radiator. Coving. 2 x large built in cupboards.

DOUBLE BEDROOM

Window to the rear. Coving. Radiator.

DOUBLE BEDROOM

A double aspect room with windows to the front and to the side. Radiator. Coving.

DOUBLE BEDROOM

Window to the rear. Radiator. A comprehensive range of built in wardrobes providing useful hanging and storage. Coving. Archway opening through to a:

DRESSING ROOM

A comprehensive range of built in wardrobes, dressing table and chest of drawers. Coving. Radiator. The is of double aspect with window to side and window to the rear.

BEDROOM

Double aspect room with windows to the rear and side.

BEDROOM

Window to the rear. Radiator. Coving. Access through to:

BEDROOM

Beamed ceiling. Access to eaves storage. Window to the rear. Radiator.

BATHROOM

Fitted with a white suite. Bath with mixer tap. Low level WC. Twin wash hand basin with mixer tap. Mirrored vanity unit above. Shaver point. Fully enclosed shower cubicle. Obscured glazed window to the front. Wall mounted extractor. Downlighters. Part tiled walls. Tiled floor. Heated towel rail.

SHOWER ROOM

Fully enclosed shower cubicle. Concealed WC. Wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Tiled floor. Mirrored cabinet. Wall mounted extractor. Obscured glazed window to the front. Downlighters.

SECOND FLOOR ACCOMMODATION

LANDING

Reached via a turn staircase to a small landing with window to the side. Some exposed beams.

LARGE DOUBLE BEDROOM

3 x velux windows to the rear. Access to eaves storage. 3 x radiators. Exposed beams. Access to the loft void.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Ceiling mounted extractor.

OUTSIDE

FRONT

There is a well laid herringbone brick carriage driveway with a central planting area with flower and shrub borders. Here you can access the property's front door and garages. There is useful side access to the feature rear garden.

DOUBLE GARAGE

Accessed via electronically controlled up and over door to the front. Power and lighting. Gas, electric meters and circuit breakers.

FEATURE REAR GARDEN

0.43 acres overall including the front. Various patios expanding the immediate rear width of the property. The remainder of the garden is currently overgrown. Various mature flower/shrub borders and a specimen of trees. A good degree of privacy.

COUNCIL TAX

Sutton BAND H £4,332.36 2024/25



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### HIGHER DRIVE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 4727 SQ FT - 439.19 SQ M

(INCLUDING EAVES STORAGE & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 91 SQ FT - 8.50 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 381 SQ FT - 35.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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