



Green Curve, Banstead, Surrey
Asking Price £1,695,000 - Freehold



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POST











In the desirable area of Green Curve, Banstead, this stunning detached home offers an impressive 4,423 square feet of meticulously refurbished living space. With a thoughtful design that spans three floors, this property boasts five spacious bedrooms and four well-appointed bathrooms, making it an ideal family residence. As you enter, you are greeted by three elegant reception rooms, perfect for both entertaining guests and enjoying quiet family time. The high attention to detail in the refurbishment is evident throughout, ensuring a blend of modern comfort and classic charm. The exterior of the property is equally impressive, featuring beautifully landscaped gardens that provide a serene outdoor retreat. The gardens are complemented by gated access, enhancing both privacy and security. The overall plot extends to 0.3 acres, offering ample space for outdoor activities and relaxation.

The home is conveniently situated close to local shops, excellent schools, and Banstead mainline station, making it an ideal choice for families and commuters alike. This exceptional home in Banstead is a rare find, combining spacious living, exquisite design, and a prime location. It is a perfect opportunity for those seeking a luxurious lifestyle in a vibrant community.

THE PROPERTY

With approximately 4000 square foot of accommodation with an additional spacious studio towards the rear of the garden. This property has been completely re-imagined and extended thoughtfully during the vendor's ownership. Embarking upon the tour you'll notice a stunning entrance hall with a centrally located staircase giving way to galleried landing at first floor level beyond which is a generous spacious kitchen, breakfast family room with stunning views over the well manicured rear garden. The property has adaptable spacious family accommodation arranged over three floors which offers great flexibility for home working, formal dining, kickback lounges and a bespoke kitchen/family room. The property very much offers something for everyone. The master suite includes both a dressing room and en-suite with walk-in wardrobes.

OUTDOOR SPACE - WESTERLY ASPECT

The property is mostly hidden from the road and entry is via the electronically controlled gates to include CCTV and entry phone system allows access to a large driveway and here you can access the property's front door and either side through to the rear garden. The rear garden is both private and engaging with a expansive patio which is as immaculate as the interior. There is a large well manicured area of level lawn and this gives way to the office/games/entertaining room towards the rear of the garden which in itself incredibly sizeable and has a multitude of uses.

THE LOCAL AREA

Nork is superb if you haven't already visited and is a must unlike many other Surrey towns. Nork, Banstead offers excellent primary and secondary schools, private schools, local medical facilities, shops at Nork Way and Banstead mainline rail station. The area is also well served by areas of vast open spaces such as Nork Park which allows you to take evening walks and this is a community where people feel fully invested.

SPECIFICATIONS

DESIGNER KITCHEN

- Bespoke 'in-frame' Kitchen with led feature lighting
- Solid Quartz Worktop
- Neff Hide n Slide Oven
- Neff Oven Microwave with built in warming drawer
- American fridge freezer

- Build in Coffee/Toaster Area
- Instant Hot & cold tap including sparkling water
- Additional integrated fridge/freezer to utility

LUXURY BATHROOMS

- Designer bathroom suites
- Hansgrohe brassware and fittings
- Duravit & Porcelanosa sanitaryware and tiles
- Real marble tiles to family bathroom
- Walk in Showers to all bathrooms
- Heated towel rails (on separate circuit)
- Built in toothbrush holders&chargers
- 2 Person bath to 2nd floor
- Waterproof ceiling speakers

ELECTRICAL, LIGHTING, TV / AUDIO

- Led Lighting throughout
- Under kitchen cabinet lighting
- Integrated wiring for Sky & Terrestrial TV
- Integrated Cat 6 wiring throughout
- Phone/Tablet enabled central heating system
- Phone/Tablet enabled Lutron lighting system
- Phone/Tablet enabled CCTV system
- Phone/Tablet enabled Alarm system
- High Speed Fibre Broadband to all areas (including garden building)
- Chandeliers included.
- Ceiling speakers throughout
- Lounge speaker doubles up as surround sound system to TV (needs pairing)
- External feature lighting.

PLUMBING & HEATING

- Gas fired central heating system
- Underfloor heating to Ground Floor
- Radiators with individual thermostatic valves and smart controls

FLOORS, DOORS & INTERNAL JOINERY

- Real Wood Herringbone flooring to Ground Floor
- Luxury Soft Cushion Carpets to Bedrooms and lounge
- Bespoke Built-in Wardrobes to 3 bedrooms
- Solid wood internal doors
- Profiled skirting and architrave
- Cornice detailing throughout

EXTERNAL

- Car charging point (in Garage)
- External taps and sockets
- Garden irrigation system
- Hot tub with TV
- Large unused area to rear of Garden building
- Electric gate (Phone/Tablet enabled)

GARDEN BUILDING/STUDIO

- Underfloor heating throughout
- Feature lighting (colour choice)
- High speed internet with Cat 6 wiring
- Ceiling Speakers
- Own dedicated combi boiler

LOCAL SCHOOLS

- Warren Mead Junior School – Ages 7-11
- Warren Mead Infant School – Ages 2-7
- St Annes Catholic Primary School – Ages 4-11
- Banstead Infant School – Ages 4-7
- Banstead Community Junior School – Ages 7-11
- The Beacon School Secondary School – Ages 11-16
- Banstead Preparatory School – Ages 2-11
- Aberdour School – Ages 2-11
- Sutton Grammar School - Ages 11-18

LOCAL TRAINS

- Banstead Train Station – London Victoria 1 hour
- Tattenham Corner Station – London Bridge, 1 hour 9 min
- Sutton – London Victoria 33 minutes
- Sutton to London Bridge 39 minutes

LOCAL BUSES

- S1 Banstead to Lavender Field (Mitcham) via Sutton
- 166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
- 420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
- 420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

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COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26



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Total area: approx. 411.0 sq. metres (4423.7 sq. feet)

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (55-68) D | | |
| (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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