



Stag Leys Close, Banstead

The **PERSONAL** Agent

# Guide Price £1,325,000

## Freehold

- 4200 sq ft of accommodation
- Sought-after cul-de-sac
- Total plot size of 0.31 of an acre
- Five double bedrooms
- Guest suite/bed six with lounge & ensuite
- Two further ensuite shower rooms
- Large family bathroom
- Four reception rooms & conservatory
- Utility room & guest cloakroom
- Southerly facing wrap-around garden



Occupying arguably the best position within a small select cul-de-sac on the periphery of the highly sought-after village of Banstead. This exceptional and significantly-extended family home offers approximately 4200 sq ft of accommodation and enjoys a Southerly-facing garden that wraps around the property, with a total plot size of 0.31 of an acre.

The property offers incredibly well balanced accommodation that is superbly laid out for family living and entertaining.

Set behind a generous frontage with a large driveway and double garage as well as a detached workshop to the side, the property mirrors its great location and likely offers any growing family everything they could wish for. The welcoming and generous entrance hall really sets the tone for the rest of the property, believe us when we say, you will not be disappointed.

Such is the rarity of a house in this location, we are advising immediate inspection to fully appreciate the flexible accommodation and fantastic position it enjoys. Sole agent.

The property benefits from spacious and bright accommodation with the ground floor comprising a large reception hall which provides the ultimate first impression; 22ft living room, formal dining room, conservatory, home office/playroom, TV snug, kitchen/dining room, utility room and guest cloakroom. The ground floor also offers a guest suite which enjoys its own living area, double bedroom and wet room.

The well proportioned accommodation continues on the first floor with a galleried landing, principal bedroom that enjoys a large refitted ensuite; guest bedroom with ensuite; three further well proportioned double bedrooms and a modern family bathroom which has been upgraded to an exceptional standard.

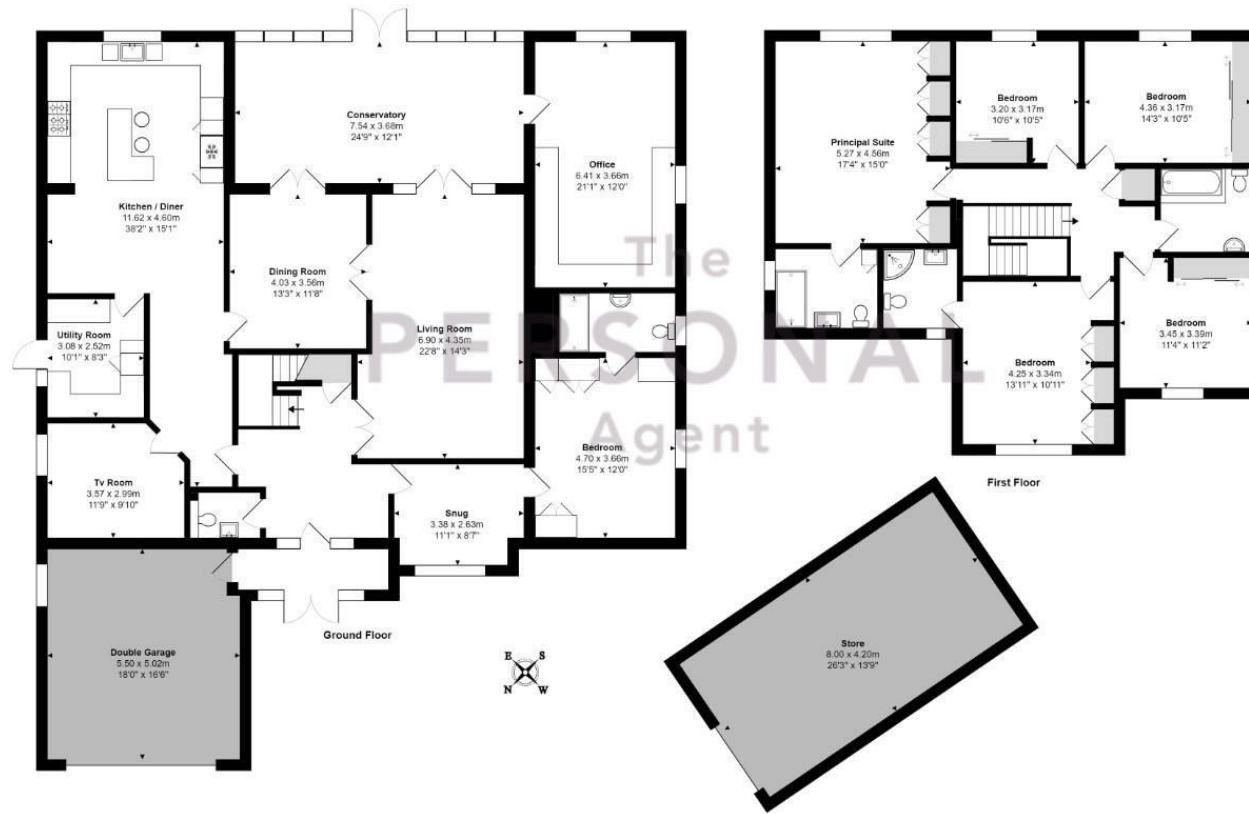
Further noteworthy points to mention include an attached double garage with a driveway to the front providing off street parking for several cars. There is a further detached workshop/store and there is a wonderfully secluded Southerly rear garden too, which benefits from the most attractive of aspects and wraps around the house.

Stag Leys Close is a most sought after and rarely available cul-de-sac, being conveniently situated for Banstead village, which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. There is a choice of well-regarded schools, both private and state. The property is also within a few minutes walk of local parks and countryside.

Tenure - Freehold  
Council Tax Band - G







Stag Leys Close, Barselead  
 Total Area: 393.6 m<sup>2</sup> ... 4237 ft<sup>2</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	74	79

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