



Higher Drive, Banstead

The **PERSONAL** Agent

Guide Price £1,750,000

Freehold

- Substantial detached family home
- Accommodation approaching 4000 Sq. Ft
- Generous South/West facing garden
- Stunning principal bedroom suite
- Five further generous bedrooms
- Three en-suites & main bathroom
- 33ft kitchen/dining room
- Three large reception rooms
- Utility room & d/s cloakroom
- Carriage driveway, garage & gym area



With incredible views over rolling fields to the rear, this substantial family home is situated within a highly desirable road and warrants immediate inspection to appreciate its generous South/Westerly garden as well as its flexible and spacious layout.

The property enjoys accommodation approaching 4000 Sq. Ft with an impressive layout that is perfect for entertaining, social occasions and most importantly, day to day family life. In short, the property itself mirrors the superb location.

The current owners have significantly updated and modernised the property to create a stunning family home that successfully balances a great amount of space with a truly homely feel, something that can be a rarity with larger houses. Walking around the property the attention to detail and high standard of finish is immediately evident with many upgrades and stylish design touches completing this unique and imposing family residence.

As soon as you set foot into the property, it's easy to see why it's so special. The front door leads you into a central hallway from which all of the rooms flow perfectly as well as providing a great view out to the garden. On the ground floor there is a stunning 33ft kitchen/dining room, three generous reception rooms, utility room and a guest cloakroom.

The first floor enjoys five double bedrooms, two en-suite shower rooms and a family bathroom, all finished to a high standard. From this floor stairs lead to the second floor landing where you are greeted by the incredible principal bedroom suite with over 630 sq ft of space along with a dressing room, luxury en-suite bathroom and a private terrace which is the perfect area to watch the sun go down from.

The property is surrounded by mature and pretty grounds that enjoy a South/Westerly aspect and are approaching 0.25 of an acre with an in and out driveway and a garage with home gym area to the rear.

From a practical point of view, the location of this home is also fantastic. Banstead railway station is approximately 0.8 of a mile away which is generally a 16 minute walk and provides regular links to London Victoria. There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

Priest Hill Nature Reserve is a wonderful open space that is just across the road and is managed by The Surrey Wildlife Trust and there are also open fields behind the property too as well as easy access to Cuddington & Banstead Downs golf courses with pleasant woodland walks nearby too.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - G







Higher Drive, Banstead
Total Area: 368.1 m² ... 3962 ft²
FOR ILLUSTRATIVE PURPOSES ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
	62	71

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