

**5 Farley Close,
Banstead, Surrey, SM7
3AW**



OIEO £1,500,000



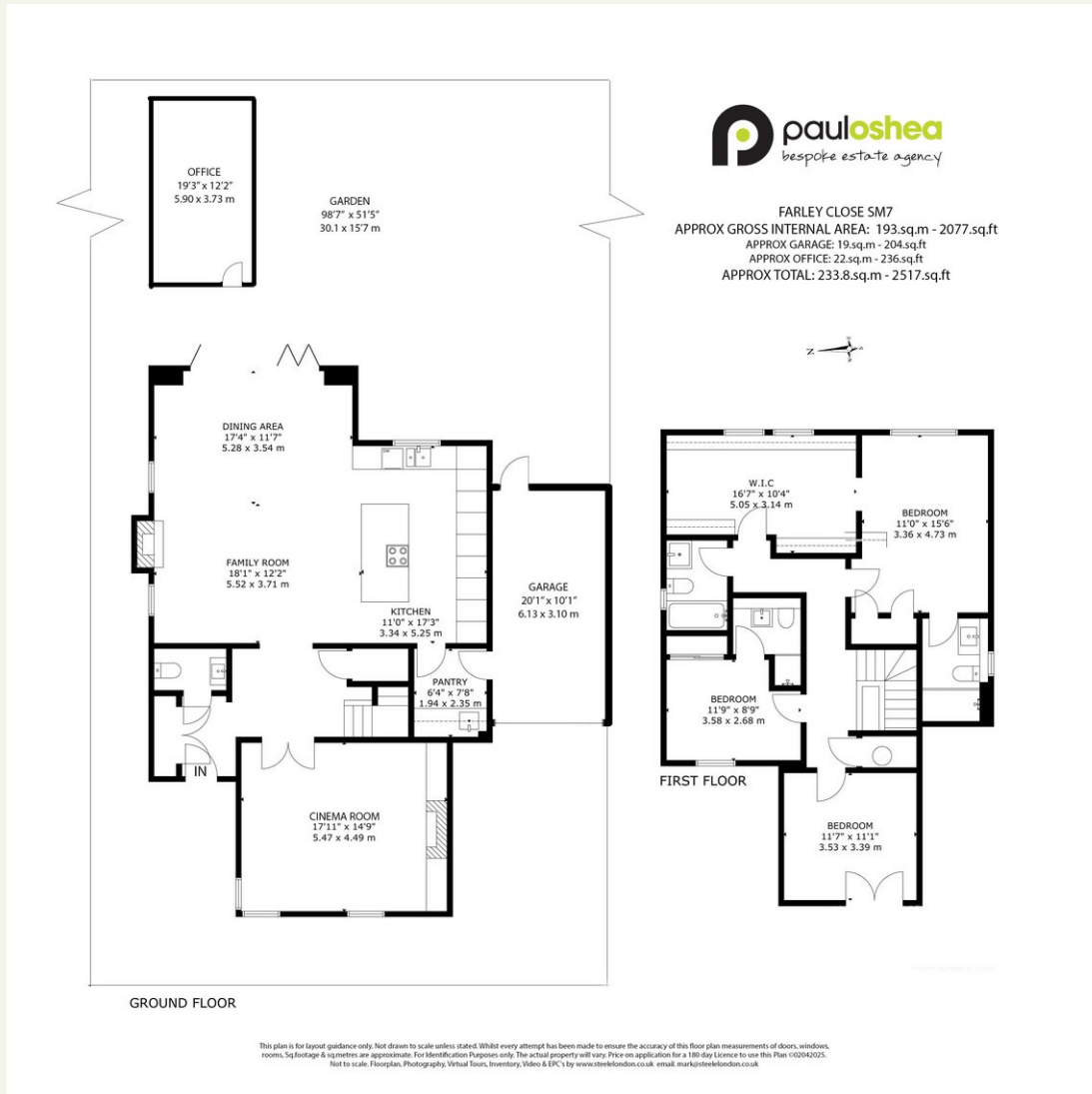
Exquisite Barn-Style Retreat in Banstead's Premier Gated Development with Heated Pool, Garden Office, and Unrivalled Luxury

Nestled within the exclusive, gated development of Farley Close in the highly sought-after village of Banstead, this stunning 4-bedroom detached home offers a unique blend of architectural charm, state-of-the-art technology, luxurious modern living, and a tranquil rural setting. Built just a few years ago by renowned developers Heronsbrook Homes, this exceptional property has been further enhanced by the current owner with over £600,000 of high-end additions, creating a truly bespoke and unparalleled residence.

Step Inside:

As you enter this architecturally designed barn-style home, you are immediately greeted by a sense of space, quality, and sophisticated technology. The ground floor offers a versatile layout perfect for modern family life, now benefiting from air conditioning for year-round comfort and exquisite Venetian/polished plaster finishes throughout. The spacious living room, measuring an impressive 17'11" x 14'9", provides an ideal space for relaxation, enhanced by the integrated Lutron system controlling lighting, blinds, curtains, and the music entertainment system both inside and out. The open-plan dining area (17'4" x 11'7") flows seamlessly, creating a wonderful environment for entertaining, also benefiting from the integrated technology and luxurious finishes. The additional family room (18'1" x 12'2") offers further flexible living space, complete with the same high-end enhancements. The heart of the home is the beautifully appointed oak kitchen (11'0" x 17'3"), featuring integrated Siemens appliances and a convenient pantry (6'4" x 7'8"). High-quality furnishings and finishes extend throughout the property, including underfloor heating on the ground floor and the sophisticated Lutron system managing the ambiance. Notably, the property features very highest quality plug sockets, door handles, and kitchen handles by Buster and Punch.

Floorplan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Features

- Gated Banstead development
- Architect-designed 4-bed barn-style home (currently configured as 3 beds plus walk in dressing room)
- Heated pool with solar panels and swim machine
- High-spec garden office with bi-fold doors

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