

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 incorporating International Property Measurement Standards (IPMS2 Residential), © nidecom 2025.
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For identification only - Not to scale

$$\text{Total} = 3030 \text{ sq ft} / 281.4 \text{ sq m}$$

Approximate Area = 2870 sq ft / 266.6 sq m
Garage = 160 sq ft / 14.8 sq m

Higher Drive, Banstead, SM7



HIGHER DRIVE, BANSTEAD SM7 1PS

OFFERS IN THE REGION OF
£1,400,000

AN EXTENDED SIX-BEDROOM DETACHED PROPERTY, SITUATED IN THE HIGHLY REGARDED HIGHER DRIVE. THE PROPERTY BENEFITS FROM A SPACIOUS LIVING/DINING ROOM AND A STUNNING KITCHEN. A DOWNSTAIRS BEDROOM WITH ACCESS TO A SHOWER ROOM, A SECOND KITCHEN AND RECEPTION ROOM MAKE IT IDEAL FOR A SELF-CONTAINED ANNEXE. OTHER FEATURES INCLUDE FAR REACHING SOUTH-WESTERLY VIEWS AND A LARGE REAR GARDEN BACKING ONTO FARMLAND.

TO THE GROUND FLOOR, THE PROPERTY CONSISTS OF AN ENTRANCE HALL, GUEST CLOAKROOM, STUDY, LIVING/DINING ROOM, KITCHEN, ANNEXE WITH BEDROOM, LIVING ROOM, KITCHEN, AND SHOWER ROOM. ON THE FIRST FLOOR ARE FOUR BEDROOMS, FAMILY BATHROOM, EN-SUITE TO PRIMARY BEDROOM AND DRESSING ROOM TO BEDROOM TWO. ON THE TOP FLOOR ARE BEDROOM SIX AND A USEFUL LOFT STORAGE ROOM. OUTSIDE TO THE REAR A LARGE PATIO AREA WITH THE REST LAID TO LAWN WITH FAR REACHING VIEWS OVER FARMLAND. TO THE FRONT THERE IS A GRAVEL DRIVEWAY WITH PARKING FOR SEVERAL CARS.

FROM A PRACTICAL POINT OF VIEW, BANSTEAD RAILWAY STATION IS APPROXIMATELY 0.8 OF A MILE AWAY WHICH IS WITHIN CONVENIENT WALKING DISTANCE AND PROVIDES REGULAR LINKS TO VICTORIA VIA SUTTON.

THERE ARE EXCELLENT SCHOOLING OPTIONS LOCALLY, BOTH IN THE STATE AND PUBLIC SECTORS, ALTHOUGH ONE OF THE STANDOUT 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 NEARBY AS ARE CUDDINGTON & BANSTEAD DOWNS GOLF COURSES WITH PLEASANT WOODLAND WALKS NEARBY TOO.

- SOUGHT AFTER RESIDENTIAL LOCATION
- SIX BEDROOMS
- STUNNING DETACHED RESIDENCE WITH ANNEXE
- VIEW OVER FARMLAND TO REAR
- COUNCIL TAX BAND G
- EPC RATING C

