



131 Higher Drive
Banstead | Surrey | SM7 1PS

FINE & COUNTRY

HIGHER DRIVE



- *Five Bedrooms*
- *Stunning Kitchen*
- *Master Suite*
- *Guest Suite*
- *Four Bathrooms*
- *0.34 of An Acre Plot*
- *Sought After Road*
- *Close to Private Golf Club*
- *EPC EER Rating C*

Moments from Cuddington Golf Course, this large five bedroom detached house provides a level of luxury rarely seen with flexible accommodation including a ground floor suite ideal for guests or extended family. If you seek a world class interior in a Surrey/Greater London suburb then look no further.

Higher Drive is a wide popular road located inter alia Cheam, Ewell and Banstead Villages. With large detached houses as neighbours, its popularity among home owners and searchers is unquestionable. Banstead train station offering access into London Victoria is a short walk away. Additionally, the livery yards of Cuddington Way and the fitness centre on Banstead Road are also short walks away.

The property has been extensively renovated to a high standard. Only the external facades remained throughout the renovation with the internals of the house all being upgraded and carefully considered and designed to achieve the very best this property can offer. The mix is seamless and comes from having a 21st Century house within a 1930's skin.

The reception space includes three reception rooms; large airy and flowing. As the reception rooms flow so does the kitchen and it does so effortlessly. The smooth stone wraps around the stone coloured units; contrasting chrome details highlight the space - this is as luxurious as one could expect. All kitchenware is hidden and where it is on show it is to act as a centring element for friends and family to congregate around and catch up. The separate utility room and pantry allow the kitchen to remain as a show area.

The ground floor bedroom is interesting as it has been specifically designed as a guest suite; the location of the room should allow for maximum privacy. The suite includes a bedroom, cloakroom and a bathroom.

The sleeping quarters are spread across two upper floors and include a master suite with dressing room and large compartmented bathroom with WC and shower cubicles, two further bath/shower rooms and three further bedrooms. The interior has to be seen and experienced to realise the luxury on offer.

Externally, the house has a wide frontage measuring circa 80ft at its widest. The rear garden measures circa 96ft in length at its longest point but it is the mixture of both length and width to both the front and the back which is impressively useful. The plot measures a notable 0.34 of an acre.

What sets this house apart and what will appeal most is its standard of interiors. It is not the largest house available and it does not necessarily have the most land; however it is perfectly formed and delivers exceptional standards of living. A must view for all with the budget.

























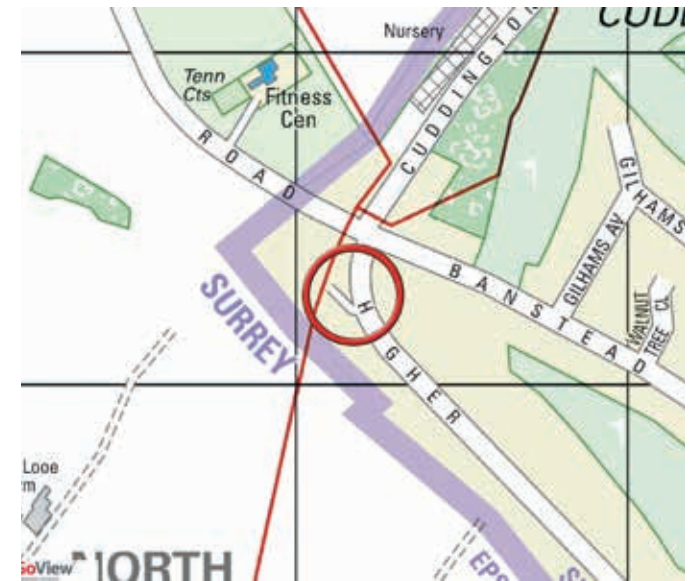
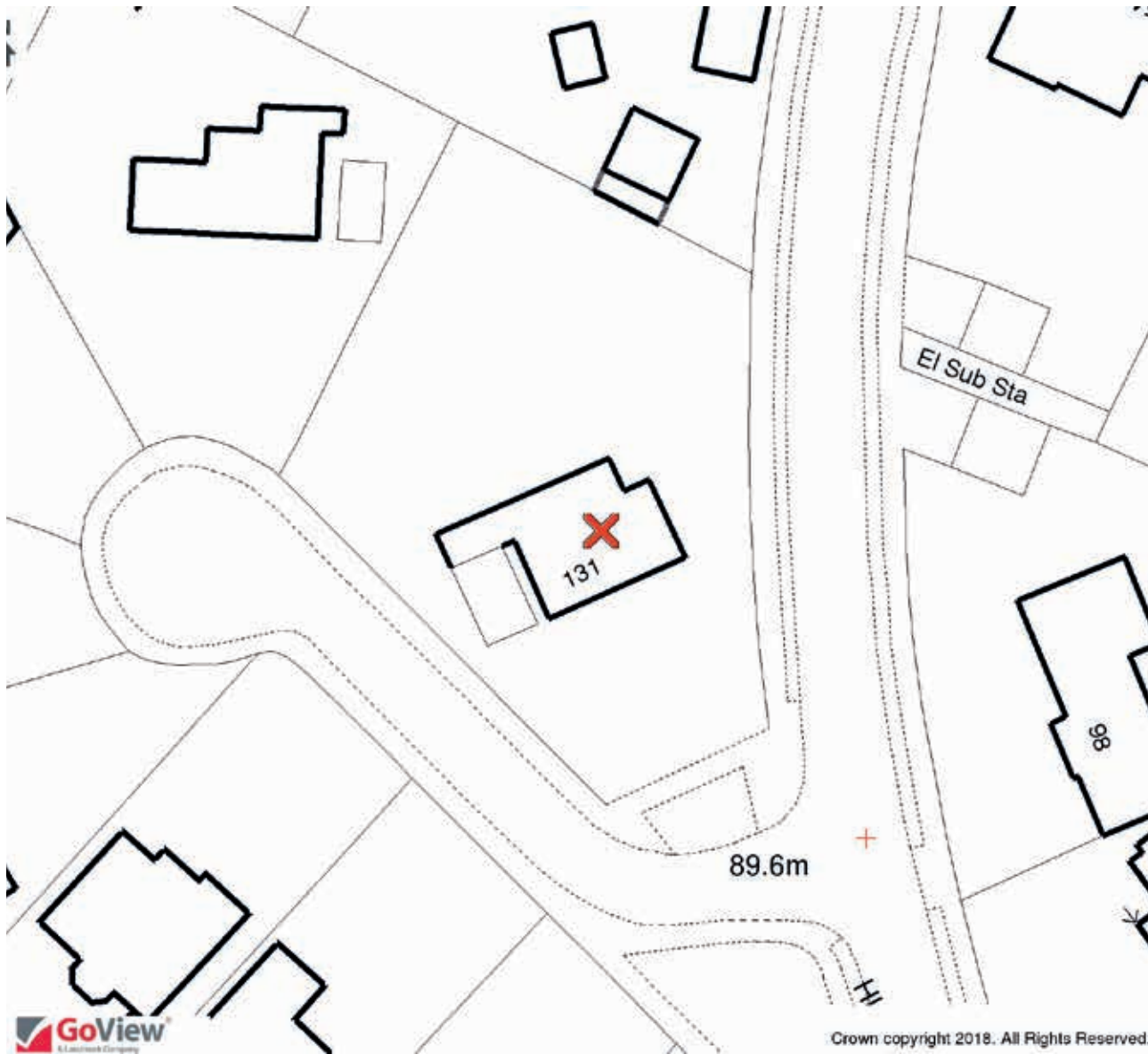




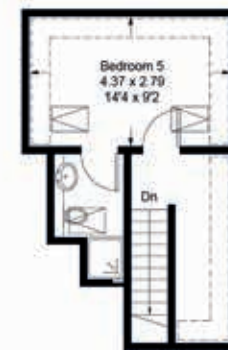
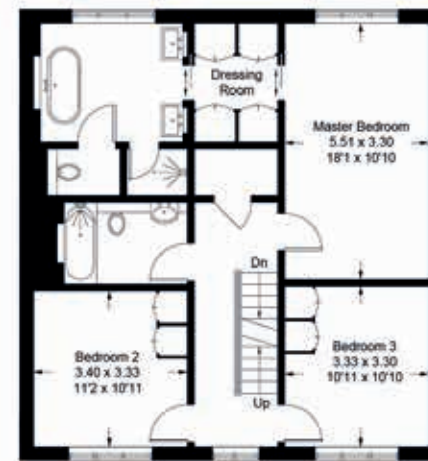
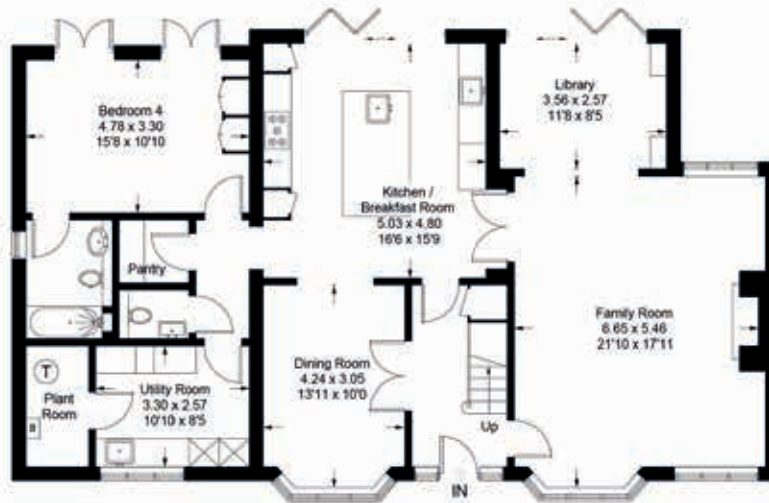
LOCATION

Locally the area is perfect for families, couples and commuters alike. Local schools include St Anne's, Greenacre, Aberdour and Banstead Infants and Juniors. Banstead high street is a rich mix of coffee shops, restaurants, supermarkets and boutiques. Train stations include Banstead and Chipstead, both linking the area with central London – trains into Victoria from Banstead take circa 45 minutes. If you have not been to the area before, a tour is highly recommended and will only begin to scratch the surface of what is on offer.





Approximate Gross Internal Area = 241.5 sq m / 2599 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID413172)
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