



# HUNTERSFIELD

BANSTEAD - SURREY



Welcome to



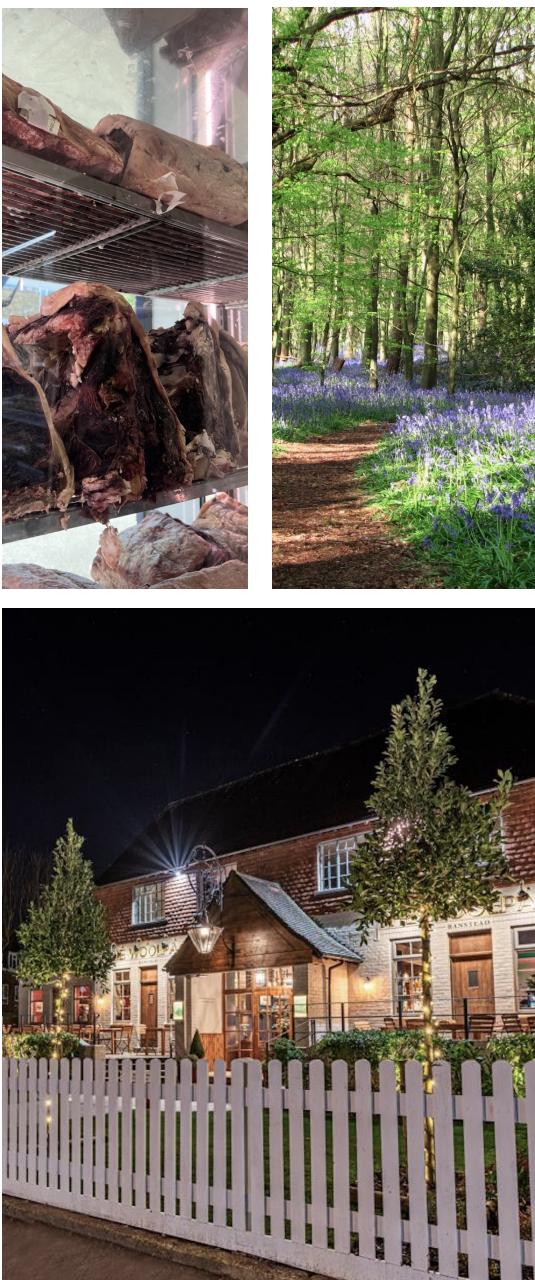
# HUNTERSFIELD

BANSTEAD - SURREY

A stunning gated development of 5 detached houses, 2 and 4 bedroom.

Located on the North Downs, Fairlawn Drive enjoys breathtaking views of the surrounding countryside. The area is known for its scenic beauty, providing residents with an idyllic setting for walks, hikes, and outdoor activities.





## THE PERFECT BALANCE

Banstead Village, just a mile away, offers a vibrant and lively atmosphere. With a diverse selection of cafes, restaurants, and eateries. Whether residents are looking for a quick bite or an intimate dining experience, they can find a variety of options to suit their taste buds.

Fairlawn Drive is also conveniently located within a short distance of major towns and cities. The nearby towns of Sutton and Epsom offer additional shopping, dining, and entertainment options.

Residents the perfect blend of outdoor activities, cultural pursuits, and leisure options. Situated just a short walk away is Banstead Woods, providing a peaceful and picturesque setting for nature lovers to explore and enjoy.

For sports enthusiasts, the area boasts numerous facilities catering to a wide range of interests.

Several golf clubs, including Cuddington Golf Course and the prestigious RAC Woodcote Park Golf and Country Club, offer exceptional courses and facilities for golfers of all levels.

Fitness enthusiasts will find ample options with gyms and tennis clubs nearby, ensuring they can stay active and maintain a healthy lifestyle.

Epsom Racecourse, known for hosting the famous Epsom Derby, is within reach for those who enjoy the excitement of horse racing and various events throughout the year.

Fairlawn Drive is also fortunate to be surrounded by abundant open countryside, perfect for walking, cycling, and horse-riding. Residents can embark on leisurely strolls or more adventurous hikes, exploring the natural beauty of the area.





STAY CONNECTED



BANSTEAD

LONDON VICTORIA

60 minutes



BANSTEAD

SURREY HILLS

22 minutes

GATWICK

29 minutes

BRIGHTON

70 minutes

HUNTERSFIELD  
SITE PLAN

N



# PLOT 2

4 bedroom / 2 bath

160sqm / 1,722sqft

Kitchen/Dining  
5.95m x 4.25m 19'6" x 13'11"

Lounge  
4.05m x 3.85m 13'3" x 12'7"

Utility  
2.15m x 1.62m 7'1" x 5'4"

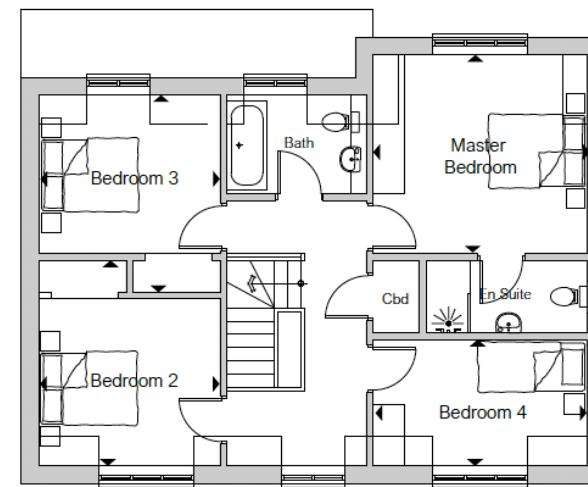
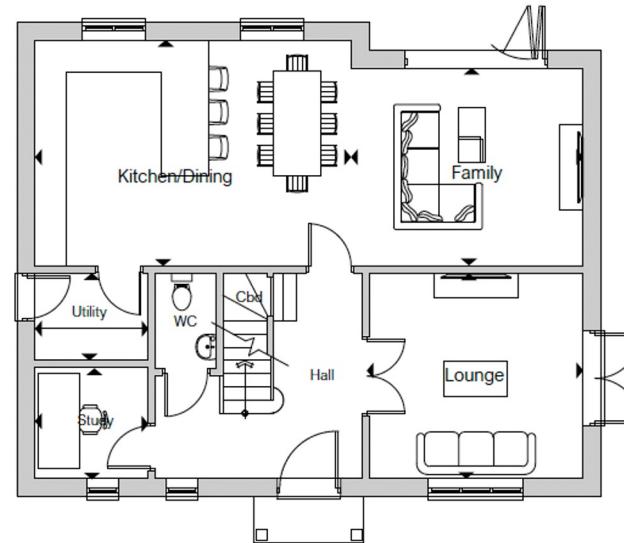
Study  
2.15m x 2.10m 7'1" x 6'11"

Master Bedroom (exc. En Suite)  
4.06m x 3.76m 13'4" x 12'4"

Bedroom 2  
3.89m x 3.43m 12'9" x 11'3"

Bedroom 3  
3.73m x 3.43m 12'3" x 11'3"

Bedroom 4  
4.06m x 2.37m 13'4" x 7'9"



PLOT  
2



# PLOT

## 3

4 bedroom / 2 bath  
152.8sqm / 1,644sqft

Kitchen/Dining  
6.30m x 3.00m 20'8" x 9'10"

Lounge  
4.06m x 3.76m 13'4" x 12'4"

Utility  
2.15m x 1.64m 7'1" x 5'4"

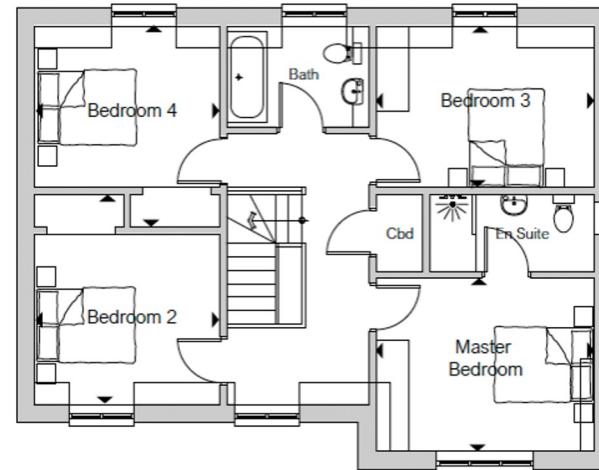
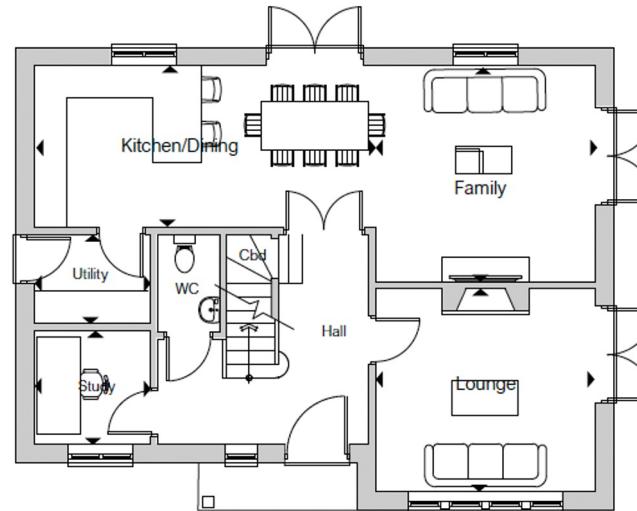
Study  
2.15m x 2.10m 7'1" x 6'11"

Master Bedroom (exc. En Suite)  
4.06m x 3.21m 13'4" x 10'6"

Bedroom 2  
3.89m x 3.43m 12'9" x 11'3"

Bedroom 3  
4.06m x 3.00m 13'4" x 9'10"

Bedroom 4  
3.73m x 3.43m 12'3" x 11'3"



PLOT  
3



# PLOT 4

4 bedroom / 2 bath  
176.5sqm / 1,899sqft

Kitchen/Dining  
7.56m max x 4.33m 24'9" x 14'2"

Lounge  
4.90m x 4.30m 16'1" x 14'1"

Utility  
2.30m x 2.15m 7'6" x 7'1"

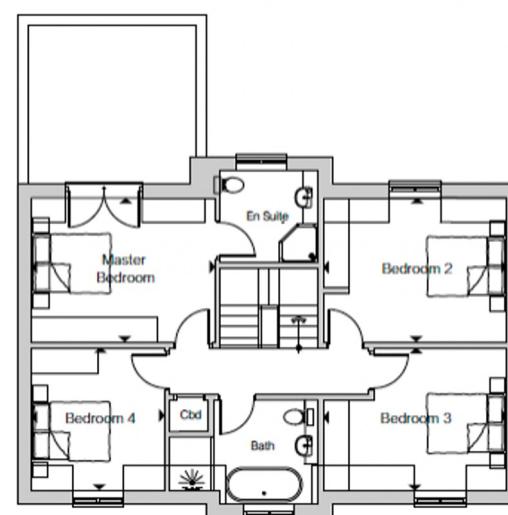
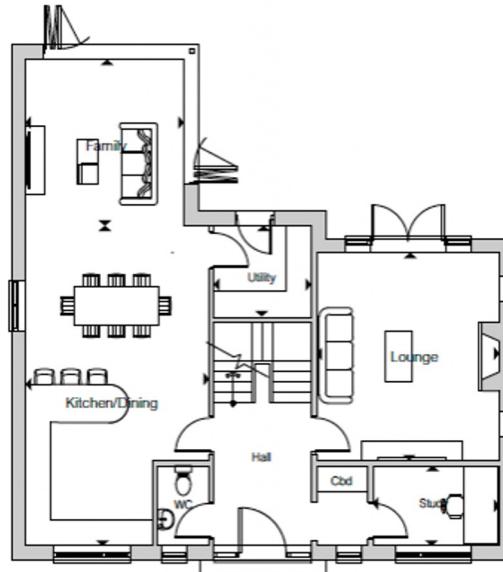
Study  
3.00m x 1.85m 9'10" x 6'1"

Master Bedroom (exc. En Suite)  
4.30m x 3.42m 14'1" x 11'3"

Bedroom 2  
4.30m x 3.42m 14'1" x 11'3"

Bedroom 3  
4.30m x 3.35m 14'1" x 11'0"

Bedroom 4  
3.35m x 3.15m 11'0" x 10'4"





PLOT  
4

# PLOT

## 5

2 bedroom + study / 2 bath  
109.7sqm / 1,180sqft

Kitchen/Dining  
6.00m x 3.08m 19'8" x 10'1"

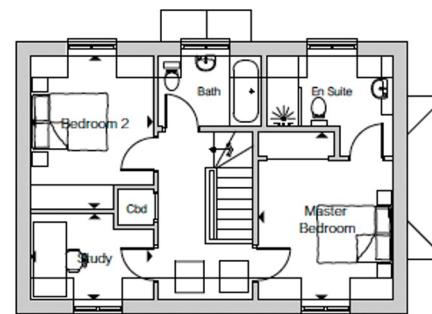
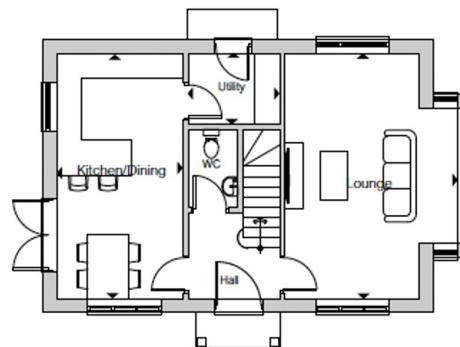
Lounge  
6.00m x 4.24m max 19'8" x 13'11"

Utility  
2.23m x 1.72m 7'4" x 5'8"

Master Bedroom (exc. En Suite)  
4.12m x 3.30m 13'6" x 10'10"

Bedroom 2  
3.75m x 3.00m 12'3" x 9'10"

Study  
3.00m x 2.10m 9'10" x 6'11"





PLOT  
**5**

# PLOT

# 6

5 bedroom / 3 bath  
212.3sqm / 2,285sqf

Kitchen/Dining  
7.40m x 5.63m max 24'3" x 18'5"

Lounge  
5.95m x 4.90m 19'6" x 16'1"

Utility  
2.30m x 1.85m 7'6" x 6'1"

Study  
3.70m x 1.85m 12'2" x 6'1"

Master Bedroom (exc. En Suite)  
4.37m x 4.12m 14'4" x 13'6"

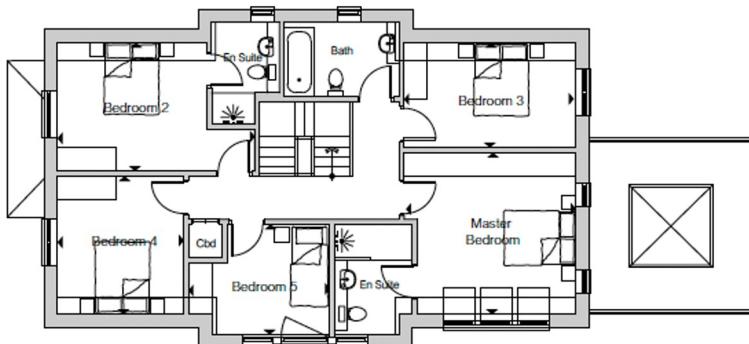
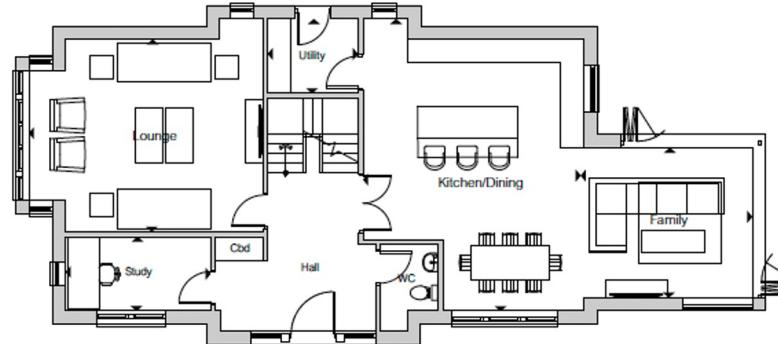
Bedroom 2  
5.00m x 3.25m 16'5" x 10'8"

Bedroom 3  
4.35m x 2.67m 14'3" x 8'9"

Bedroom 4  
3.50m x 3.20m 11'6" x 10'6"

Family  
4.30m x 3.80m 14'1" x 12'5"

Bedroom 5  
3.60m x 2.80m 11'9" x 9'2"





PLOT  
6



## KITCHENS

Choice of a contemporary fitted kitchen, with a granite / quartz worktops

Bosch (or equivalent) single oven and microwave combi Induction hob

Integrated fridge freezer

Integrated dishwasher

Integrated washer / dryer to all homes without a utility room



## BATHROOMS

Premium branded sanitary ware

Contemporary bathroom shower fitments and taps

Vanity unit to family bathroom and master en-suite

Selection of stones and porcelain tiles to bathrooms, WC's and en-suites

Pre-mounted large mirror to bathrooms

Heated chrome towel rails to bathrooms and en-suite

## INTERIOR & COMFORT

Smooth 5 panel painted door with satin nickel handles and ironmongery

Satin Nickel switches and sockets

Multimedia TV points to living room and all bedrooms.

LED downlighters to Kitchens, bathrooms and en-suites

Fitted wardrobes to master and second bedrooms \*

Luxury vinyl flooring to hallway, kitchen and open plan living areas\*

High quality carpet to all other areas

Mains smoke detectors

Multi locking point front and rear doors

2-year aftercare service

10-year insurance backed warranty



## OUR COMMITMENT

Earlswood Homes is an award-winning privately-owned property developer focused on delivering high quality bespoke homes in desirable locations.

At Earlswood we strive to deliver quality new homes. We do not have a standard house type but instead we design to suit the location and buyer profiles. The result is a superior collection of properties and have gone on to win us a number of awards, including; the Reigate & Banstead Business Awards, the UK Property Awards and the Surrey Property Awards, over a range of categories



020 8643 8245  
2 - 3 Regent Parade, Sutton, Surrey, SM2 5BQ

