



This outstanding family home has a classical elegance and enjoys natural privacy

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**Kenilworth Close
Banstead
SM7 2BJ**

Banstead Village a 10 minute walk
London by rail 40 minutes from Banstead
or 35 minutes from Chipstead
M25 (Junction 8) 5 miles
All times and distances are approximate

Positioned within this leafy tree-lined cul-de-sac and within moments of Banstead high street is this outstanding family home of classical elegance.

Renovated and extended to a high standard by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

Price £1.5 million

View by appointment please, exclusively through Richard Saunders and Company Telephone 01737 363333

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- Hallway ■ Kitchen - Breakfast Room ■ Dining Room
- Sitting Room ■ Office ■ Cloakroom ■ Utility Room ■ Play Room
- Five Bedrooms ■ Family Bathroom ■ En-Suite And Walk In Wardrobe To Principal Bedroom
- Garage ■ Off-Street Parking ■ Large Private Garden





Positioned within this elevated tree-lined cul-de-sac is this substantial five double bedroom detached family home within moments of Banstead High Street.

Recently extended and refurbished to a high specification by the current owners, this simply stunning family home offers versatile accommodation throughout and the swish interior that is both bright and contemporary, providing all that you would expect of a luxurious family home.

The open-plan living spaces create the ideal setting for entertaining family and friends. The designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance along with the mature landscaped gardens of approximately one third of an acre.

An internal viewing is highly recommended to fully appreciate what this home has to offer.



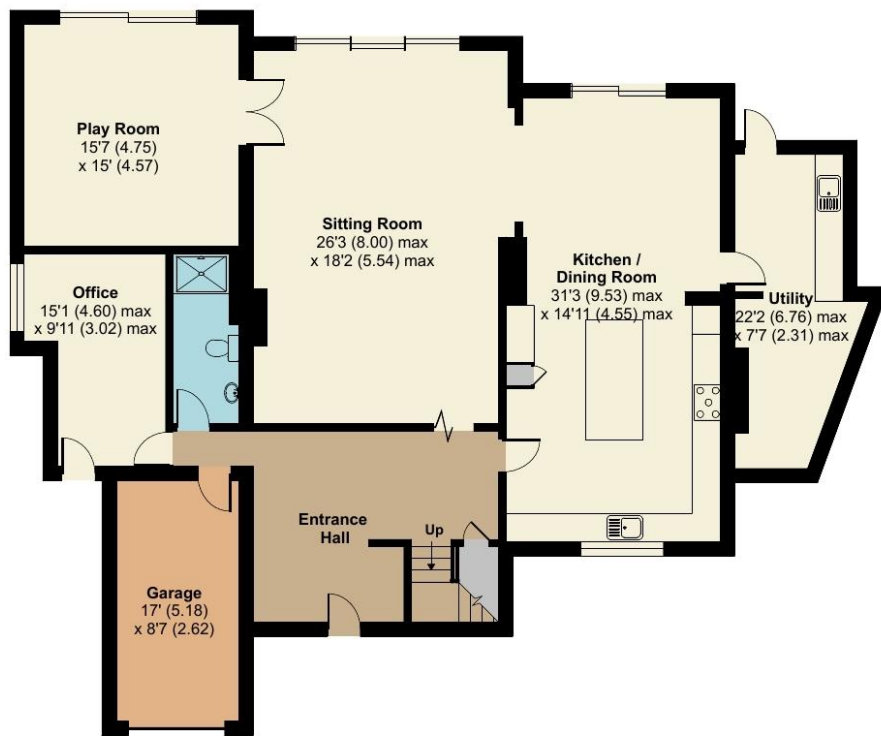
Set back from the lane, this property is within a short walk of Banstead Village and its extensive amenities for family life.

There are rail services at Banstead and nearby Chipstead Stations and the A217 gives an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network within just a few minutes' drive.

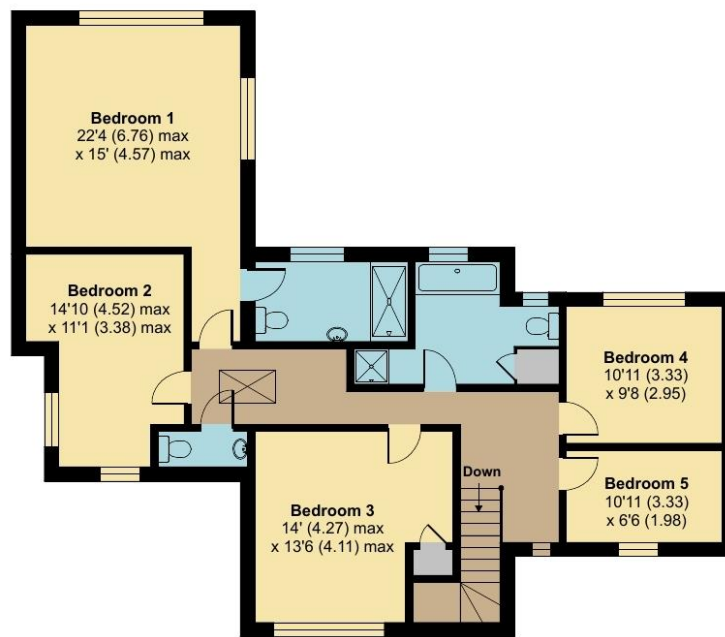
Cheam Village, Ewell and Epsom are also easily reached.

This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club and the open spaces of Banstead Downs.





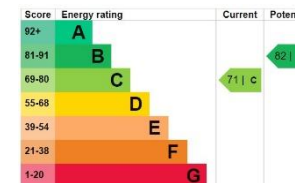
GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

3,177 SQ FT / 295.1 SQ M



The many features of this fine home include:

- Five Generous Bedrooms
- Contemporary Open-Plan And Integrated Kitchen - Diner With Sliding Doors Leading To Garden
- Cat 6 Wiring Throughout
- Luxurious En-Suite To Principal Bedroom
- Reclaimed Original Parquet Flooring
- Elevated Cul-De-Sac Location within Moments of Banstead High Street
- York Stone Driveway
- Within Close Proximity Of An Array Of Excellent Local Schools
- Solar Hot Water System
- Chesney Wood Burner

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 All mains services

To the best of our knowledge on production of this brochure

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