



Exclusive and refined family home within moments of an array of well-regarded schools

exclusive to

**SAUNDERS**

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# Cheam Road Epsom KT17 3EW

Banstead Village - 2.2 Miles  
London by rail 40 minutes from Banstead or Ewell  
East Stations  
M25 (Junctions 7 or 8) 5 miles  
*All times and distances are approximate*

Positioned within moments of Ewell East Station 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.

- | Hallway
- | Gym
- | Downstairs Shower Room And Cloakroom
- | Family Room
- | Sitting Room
- | Dining Room
- | Study
- | Utility Room
- | Games Room
- | Kitchen - Breakfast Room
- | Six Bedrooms
- | Family Bathroom
- | Two En-Suites
- | Off-Street Parking
- | Private Garden

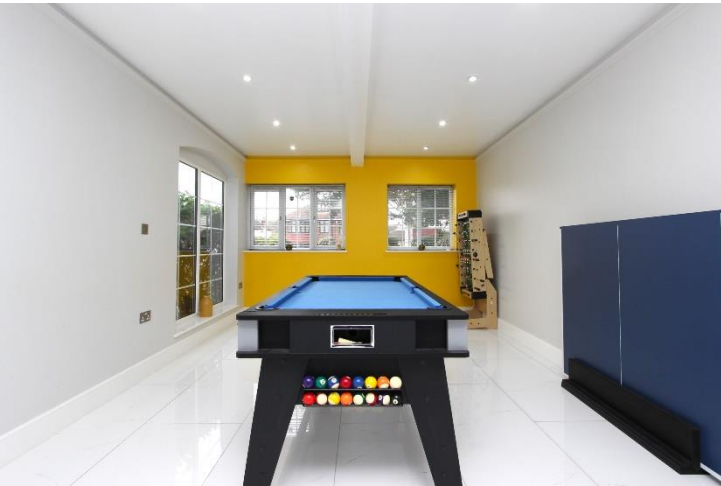
Price £1,750,000





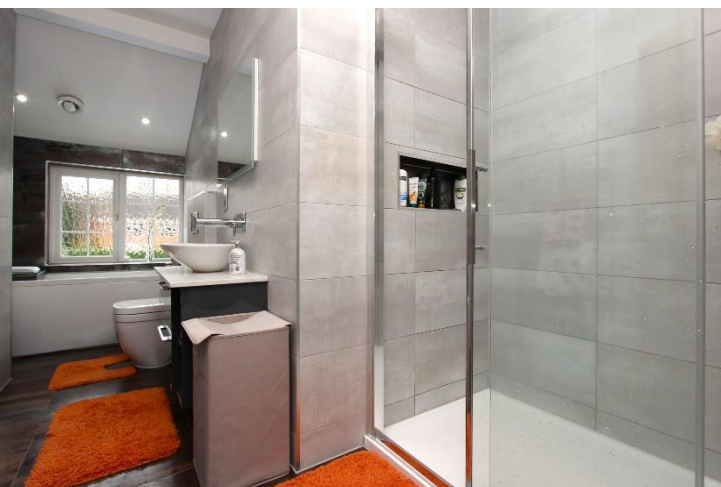


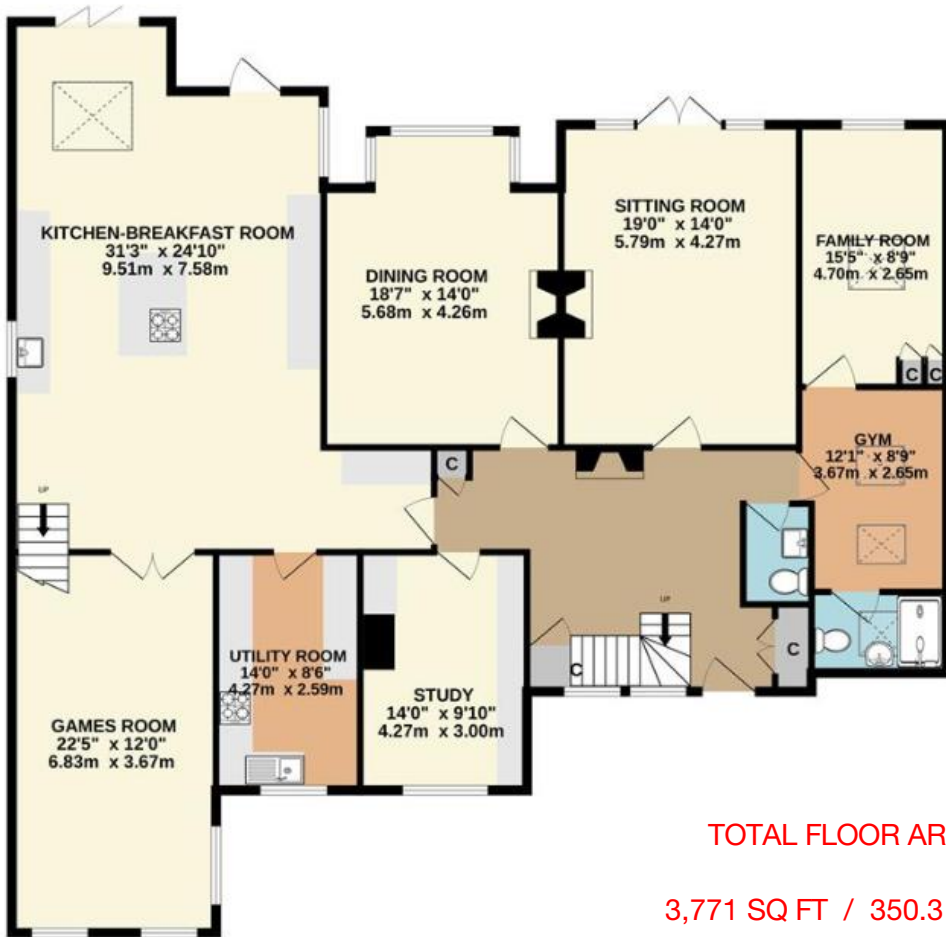
Nestled within the sought-after Ewell, this exceptional family home boasts a prime position just moments away from Ewell East mainline station and a number of prestigious schools. Its thoughtfully designed layout offers remarkable versatility, catering effortlessly to the needs of even the largest of families. Meticulously extended, enhanced, and maintained to the highest standards, the property showcases numerous luxurious features throughout. Outside, the well-maintained grounds provide a private haven for relaxation and entertainment, ideal for gatherings with loved ones. With its expansive frontage ensuring ample parking, this substantial home provides harmonising style, functionality, and luxury in perfect balance.



Banstead and Ewell East Stations are both accessible, the latter providing a fast rail service to London. Banstead, Epsom and Sutton are all readily accessible by road and the M25 can be reached at either Junction 8 (Reigate Hill) or Junction 9 (Leatherhead).

Six Spacious Bedrooms | Generous En-Suite To Principal Bedroom | A Number Of Well-Appointed Reception Rooms With Views Overlooking The Garden | Contemporary Fully Integrated Open-Planned Kitchen - Dining Room | Within Moments Of Ewell East Mainline Station | Sweeping Carriage Driveway | Downstairs Gym And Shower Room | Large Reception Hallway With Feature Fireplace | Within Easy Reach Of A Number Of Well-Regarded Schools





TOTAL FLOOR AREA

3,771 SQ FT / 350.3 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Local Authority: Epsom and Ewell Borough Council  
 Council Tax Band: G  
 All mains services  
 FFTP Broadband  
 To the best of our knowledge on production of this brochure

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Viewing  
 Please call us to arrange  
 a viewing appointment

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 Banstead  
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