



A unique blend of traditional and modern refinement

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

Higher Drive  
Banstead  
SM7 1PF

Banstead Station within 5 minutes' walk  
London Victoria by rail 40 minutes  
Banstead Village 1 mile  
Cheam Village and Station 2 miles  
M25 (Junction 8) and A3 (Tolworth) 5 miles  
*All times and distances are approximate*

Nestled within a sizable corner plot on one of Banstead's most sought-after roads, benefiting from the privacy of Cuddington Golf Course.

This characterful detached home offers just over 3100 square feet of living space. The traditional and warming interior comes with a degree of versatility giving ample space for a growing family.

Offers in Excess of £1.6 million

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

[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)



- Porch ■ Cloakroom ■ Entrance Hall
- Sitting Room ■ Dining Room ■ Kitchen ■ Shower Room ■ Annex
- Three Bedrooms ■ Two En-suite's ■ Family Bathroom
- Principal Bedroom ■ En-suite
- Private Garden ■ Off-Street Parking



A house with a unique blend of traditional features and modern refinement, situated on a desirable corner plot in one of Banstead most premium location backing Cuddington Golf Course.

The property offers spacious accommodation throughout, ideal for entertaining, including a stylish modern fitted kitchen with island and built-in appliances, a formal separate dining room and stunning sitting room with feature bay window looking onto the sizable private garden.

Four double bedrooms with three generous en-suites and a contemporary family bathroom comprise the upstairs.

The property benefits further from an annex for extended family, ample amounts of parking and plenty of potential for further enhancement (STPP).

Please give our sales team a call to arrange a viewing by appointment only.



This fantastic location which is within a few minutes' walk of Banstead Station with its regular services to London Victoria.

Banstead Village is within walking distance, or a short drive and offers excellent local shopping including Waitrose and Marks & Spencer Simply Food.

Cheam Village, Ewell and Epsom are also easily reached. Nearby the A240 and A217 give arterial access to the A3 and M25 respectively enabling fast road travel to central London and both Heathrow and Gatwick airports.

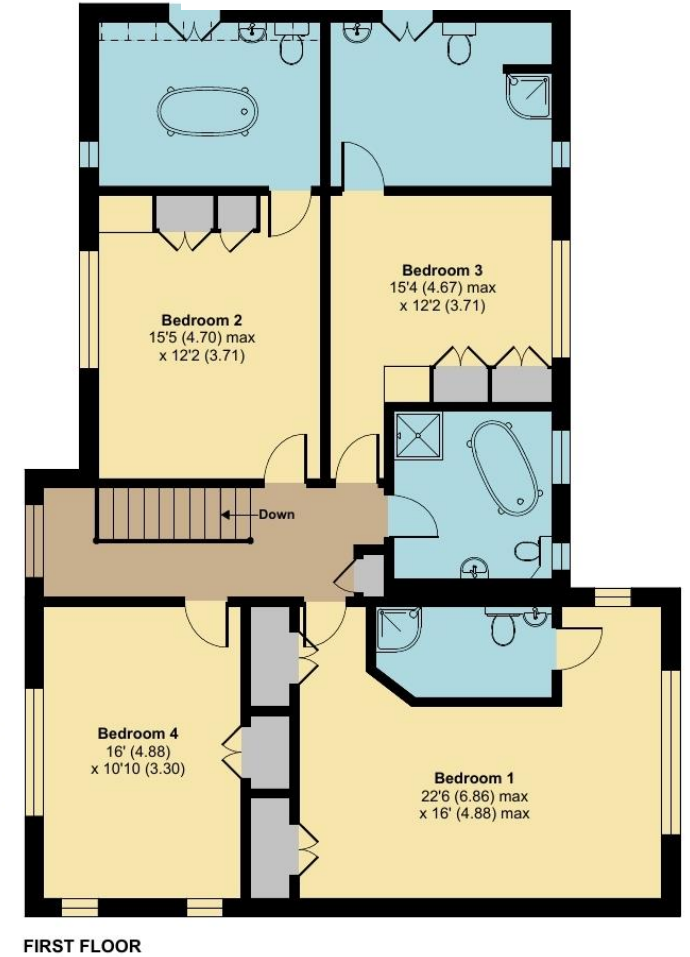
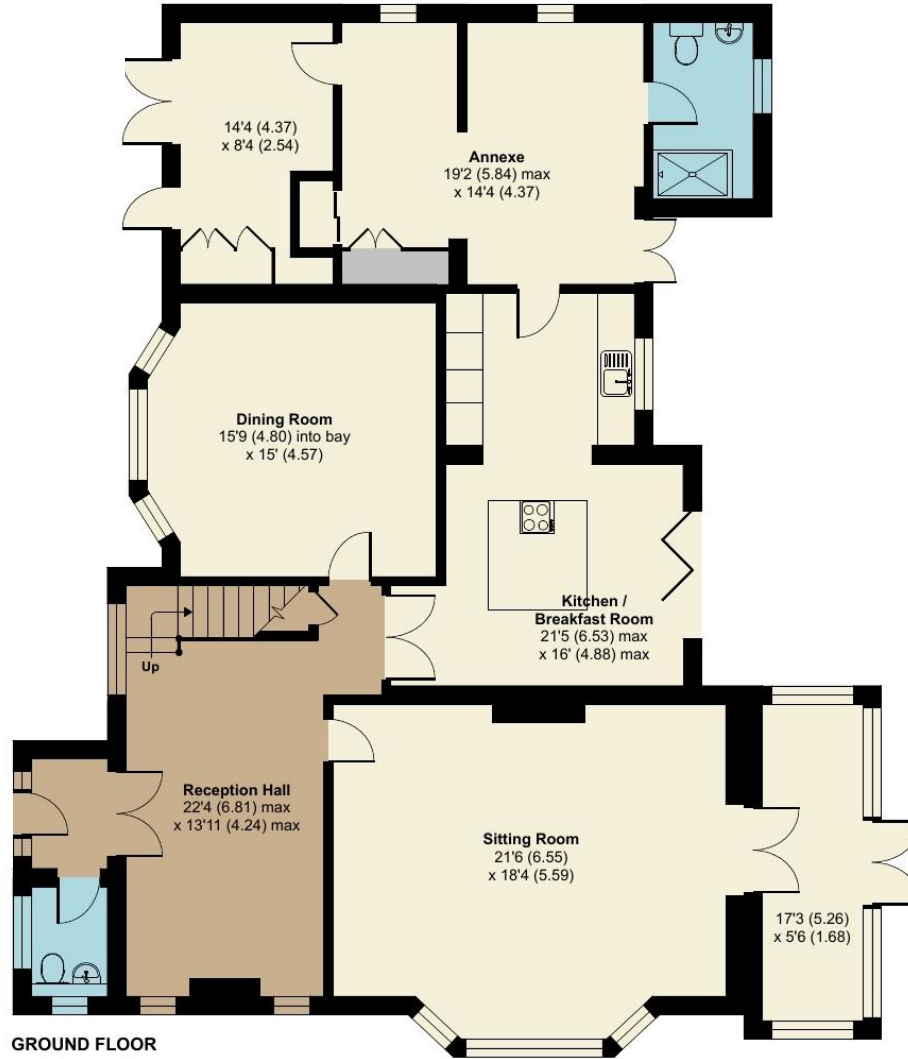
This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club and the open spaces of Banstead Downs.





The many features of this fine home include

- Substantial Corner Plot
- Integrated Gym
- Large Entrance Hallway
- Vendor Suited
- Original Parquet Flooring
- Ample Amount Off-Street Parking
- En-suite To Three Of The Bedrooms
- Within Moments of Banstead Station
- Potential For Further Enhancement STPP
- Highly Sought-After Location Backing Cuddington Golf Course



**TOTAL FLOOR AREA**

3,160 SQ FT / 293.5 SQ M

Tenure: Freehold  
 Local Authority: Sutton London Borough Council  
 Council Tax Band: G  
 All mains services  
 To the best of our knowledge on production of this brochure

discover more at [richardsaunders.co.uk](http://richardsaunders.co.uk)



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