



Bright and contemporary home backing Woodlands, close to the village

exclusive to

SAUNDERS

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Park Road Banstead SM7 3EL

Banstead Village 1 mile

London 15 miles

London by rail 45 minutes from

Chipstead Station (0.9 miles) or

40 minutes from Banstead Station (1.9 miles)

M25 / M23 4 miles

All times and distances are approximate

In a premier location backing directly onto Park Downs, a contemporary home encompassed by its own grounds of some 2.25 acres. This exceptional property offers a substantial family home with many refinements and yet offering scope for further enhancement if preferred.

- Hallway
- Playroom
- Kitchen/Diner
- Family Room
- Sitting Room
- Four Bedrooms
- Family Shower Room
- Two En-Suite Bathrooms
- Double Garage
- Annexe
- Off-Street Parking
- Large Private Plot

Offers in Excess of £2,000,000





Nestled along one of Banstead's oldest lanes, this property boasts a serene location within a magnificent 2.25 acre plot. Recently designed and constructed, it sits in an enviable spot, backing onto a charming wooded area of Park Downs. Surrounded by its own expansive grounds, the property is accessed via a gated entrance and a 250-foot driveway bordered by mature trees, leading to a spacious parking area and garages. This distinctive and inviting detached home exudes a contemporary charm. Thoughtfully refurbished by its current owners, it showcases modern finishes that create a captivating ambiance throughout. The interior spaces are ideal for family living, highlighted by a striking fully-integrated kitchen-dining area and a generous sitting room featuring floor-to-ceiling windows that offer breath-taking views of the manicured gardens and the adjacent woodland.



In one of the areas' most sought after locations, the property is situated high on the North Downs and around a mile from Banstead Village. Just a mile away, the thriving village high street has over one hundred shops, services, cafes, restaurants and The Woolpack gastro-pub as well as both Waitrose Supermarket and M&S Foodstore. For more diverse shopping and supermarkets, Reigate, Epsom and Sutton are all within a few minutes' drive and the nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports. Frequent rail services to London Bridge and Victoria run from nearby Chipstead Station which is within walking distance. Some of Surrey's finest schools are available locally including Banstead Prep, Whitgift, John Fisher, Sutton High, Epsom College, Reigate Grammar, City of London Freemans, Chinthurst and Aberdour and all within easy reach by public transport and some schools run a private bus service from the area. Just a short walk from Banstead Woods, the area has venues for almost every conceivable sport, leisure and cultural pursuit including several golf clubs, gyms, tennis clubs, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.

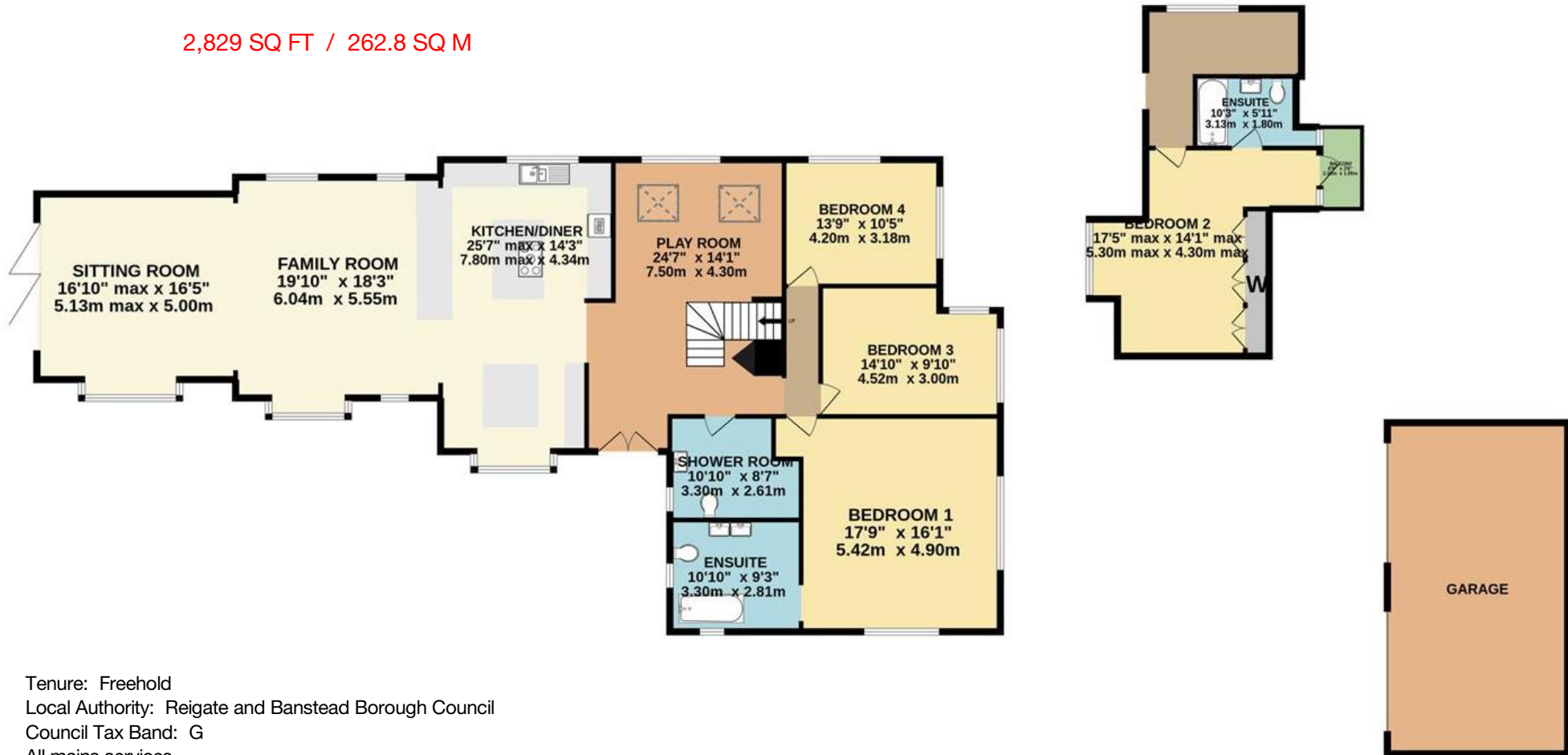


Set Within 2.25 Acres Of Stunning Ground | Four Spacious Bedrooms | Open-Planned Contemporary Kitchen With Granite Worktops And Fitted Appliances | Generous Sitting/Family Room With Vaulted Ceiling And Large Windows and Bi-folding Doors | Double Garage | Tranquil Location Backing Rolling Countryside Separate Annexe Building | Ample Amount Of Off-Street Parking | Two Modern En-Suite Bathrooms



TOTAL FLOOR AREA

2,829 SQ FT / 262.8 SQ M



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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