



Substantial family home directly backing Cuddington Golf Course

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# Banstead Road Banstead SM7 1QE

Banstead Village 2 miles  
London by rail 40 minutes from Banstead  
or Ewell East Station  
M25 (Junctions 7 or 8) 5 miles  
*All times and distances are approximate*

In one of Banstead's more sought-after roads is this handsome detached house directly backing onto Cuddington Golf Course. The property boasts impressive family accommodation and features, and has potential for further enhancements. There is plenty of parking in addition to the garage. Banstead station is within walking distance.

- | Reception Hallway
- | Downstairs Cloakroom
- | Reception Room
- | Sun Room
- | Breakfast Room
- | Dining Room
- | Kitchen
- | Four/Five Bedrooms
- | Two En-Suites
- | Family Bathroom
- | Office
- | Storage
- | Private Garden
- | Off-Street Parking
- | Garage

Offers in Excess of £1,600,000





This simply exceptional detached home offers just over 3,500 sq ft of living space. The bright and contemporary interior is arranged around a spacious reception hall. The well-planned accommodation comes with a degree of versatility giving ample space for a large or even an extended family. Enhanced and maintained by the current owners, this property has many luxuries throughout including the contemporary kitchen. The generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance with secluded and landscaped gardens which backs the prestigious Cuddington Golf Course. The house provides space outside to enjoy the privacy and entertain family and friends. The wide frontage is gated and allows ample parking. In summary, a superb and substantial Banstead house.



Situated on this prestigious road, the property is backing directly onto Cuddington Golf Course. Banstead and Ewell East Stations are both accessible, both 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).

Four/Five Double Bedrooms | Directly Backing Cuddington Golf Course | Ample Amount Of Off-Street Parking | A Wealth Of Original Features | Contemporary Kitchen With Vaulted Ceiling | Planning Granted For Further Enhancements | New Heating System With 500 Litre Capacity Megaflo System | Re-Wired To Potential 2026 Regulation

Planning Reference: DM2024/00387

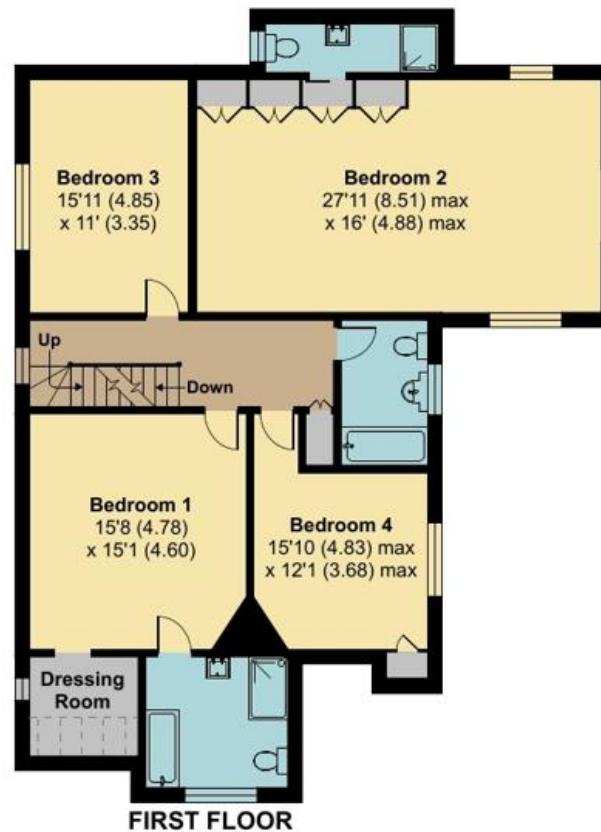
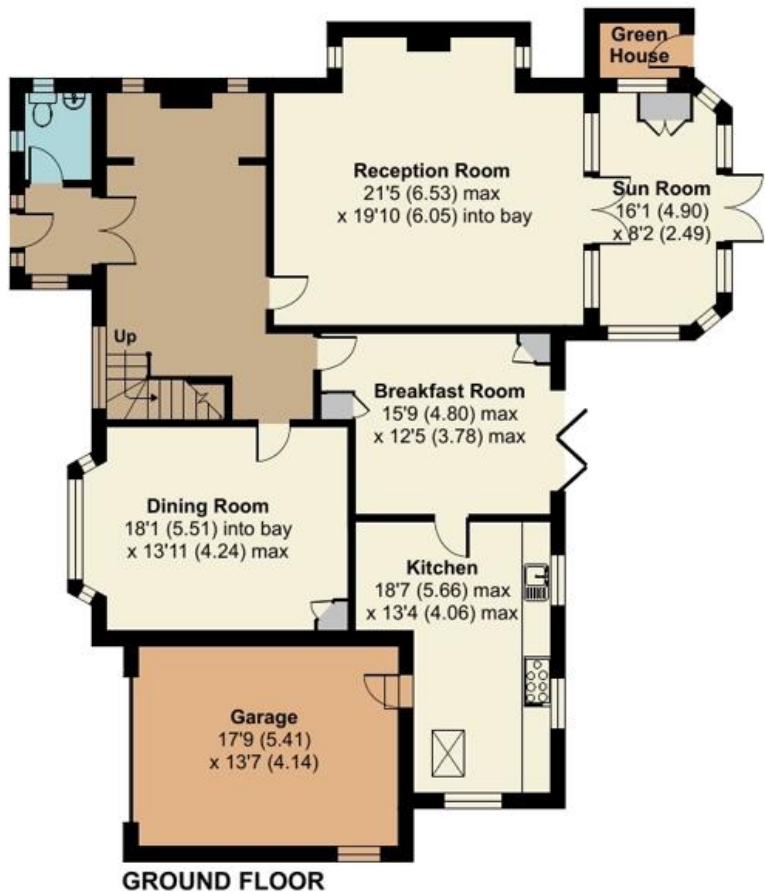




TOTAL FLOOR AREA

4,161 SQ FT / 386.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold  
Local Authority: Sutton Council  
Council Tax Band: H  
All mains services  
FFTP Broadband Available

To the best of our knowledge on production of this brochure

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