



Substantial family home in one of Banstead's premier roads

exclusive to

SAUNDERS

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The Drive Banstead SM7 1DN

Banstead Village 0.6 miles
London by rail 40 minutes from Banstead
Or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

In one of Banstead's more sought-after roads close to Nork Park, this handsome detached house has impressive family accommodation with a wealth of original features. It is set within over half an acre and within easy reach of Nork Park.

- | Hallway
- | Cloakroom
- | Sitting Room
- | Study
- | Dining Room
- | Kitchen - Breakfast Room
- | Storage
- | Four Bedrooms
- | Three Bathrooms
- | Garage
- | Off-Street Parking
- | Large Private Garden

Price £1,300,000





This distinctive property, full of character and local charm, is situated on grounds exceeding half an acre, featuring an English Heritage-registered ancient monument within its expansive plot. Delightfully unique, this detached home is positioned away from the road offering ample parking space beside the garage. Meticulously maintained in recent years, the house showcases original features throughout and offers excellent potential for further enhancements. On the ground floor, you'll find a kitchen - breakfast area and multiple reception rooms, each offering delightful views of the private garden. The first floor accommodates four generously-sized double bedrooms, two spacious family bathrooms and an additional en-suite bathroom. To schedule a viewing, please contact our sales team.



This tree-lined avenue leads to the open spaces of Nork Park and provides a desirable location with excellent accessibility. Banstead Village is within walking distance or a short drive, offering over a hundred shops, cafes and restaurants including Waitrose and Marks & Spencer Simply Food. Banstead Station is around a mile away. 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

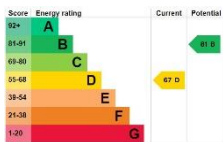


Four Double Bedrooms | Popular Tree-Lined Road Location | Wealth Of Original Features | Set Alongside an English Heritage Registered Ancient Monument | Set in a Plot Exceeding Half an Acre | Original Wood Panelling | Several Feature Fireplaces | Within Moments Of Nork Park



TOTAL FLOOR AREA

3,238 SQ FT / 300.8 SQ M



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Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 All mains services
 To the best of our knowledge on production of this brochure

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700



