



This outstanding family home has a classical elegance and enjoys natural privacy

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Banstead SM7

Banstead Village 1/4 mile
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

Positioned within this leafy tree-lined road and within moments of Banstead high street is this outstanding family home of classical elegance.

Renovated and extended to a high standard, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

Offers in Excess of £1.35 million

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

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- Hallway ■ Reception room ■ Dining room
- Kitchen-breakfast room ■ Office ■ Downstairs shower room ■ Utility Room ■ Garage
- Four/five bedrooms ■ Four en-suites
- Garage ■ Off-Street Parking ■ Private garden and pool



This stunning four-bedroom detached family home has been meticulously extended and renovated to an exceptional standard by the current owner.

Designed with both style and functionality in mind, the versatile layout offers bright, contemporary interiors that exude luxury and comfort. The open-plan living spaces are perfect for entertaining, seamlessly blending elegance with practicality.

A modern kitchen, generously proportioned bedrooms, and modern bathrooms contribute to the home's perfect balance of sophistication and warmth. Outside, a beautifully landscaped garden and heated pool provides a private and tranquil retreat.

Situated in the desirable Banstead area, this remarkable home truly needs to be seen to be fully appreciated. An internal viewing is highly recommended.



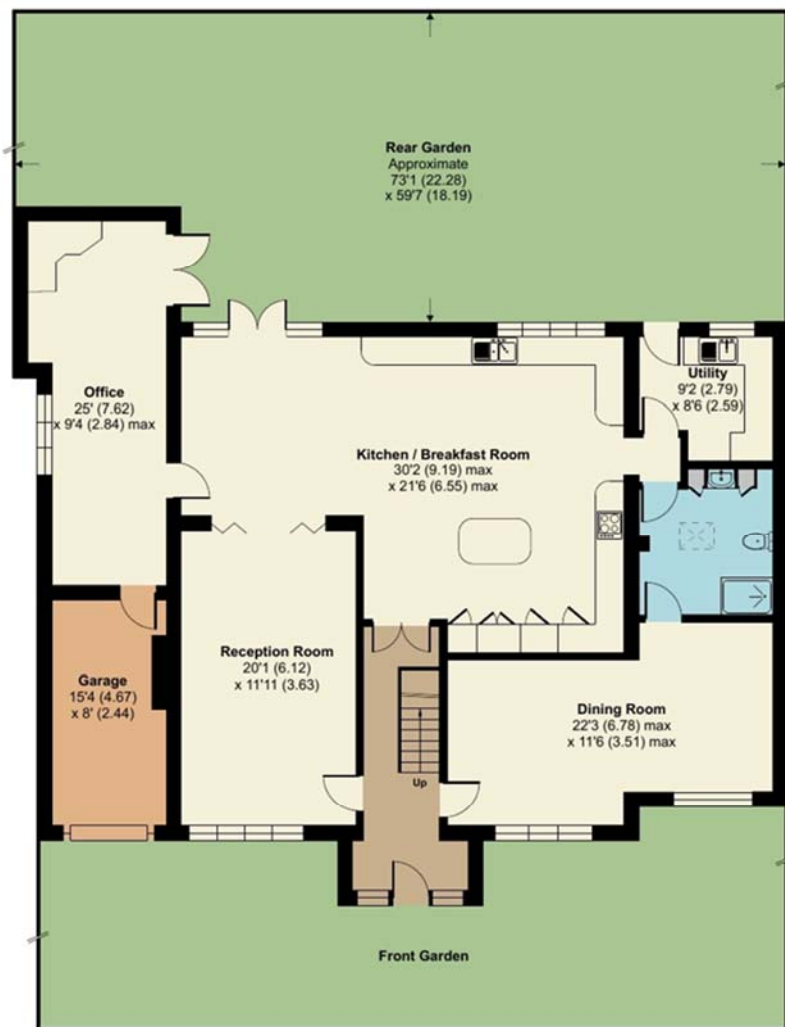


Within a few minutes' walk, the thriving village high street has over one hundred shops, businesses, cafes, restaurants and The Woolpack gastro-pub as well as both Waitrose Supermarket and M&S Foodstore. For more diverse shopping and supermarkets, Reigate, Epsom and Sutton are all within a few minutes' drive and the nearby A217 provides an arterial route to London.

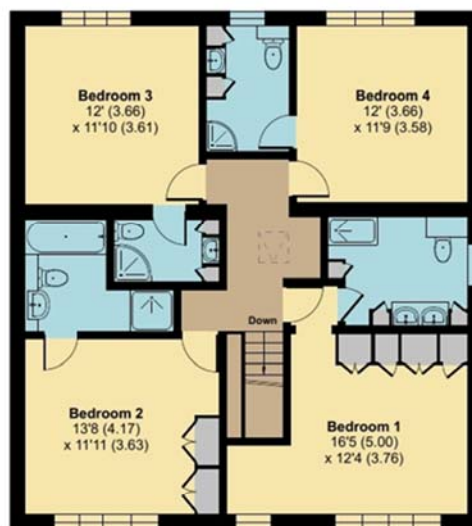
Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports. Some of Surrey's finest schools are available locally including Banstead Prep within a few minutes' walk. Whitgift, John Fisher, Sutton High, Epsom College, Reigate Grammar, City of London Freemans, Chinthurst and Aberdour are all within easy reach by public transport and some schools run a private bus service from the area.

On the edge of the North Downs and within a short walk of Banstead Downs, 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.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

2,701 SQ FT / 250.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Four/five spacious bedrooms
- Large open planned kitchen-breakfast room with doors leading to the private garden
- Four en-suites
- Luxurious En-Suite To Principal Bedroom
- Downstairs shower room
- Elevated Cul-De-Sac Location within Moments of Banstead High Street
- Utility room with direct external access
- Within Close Proximity Of An Array Of Excellent Local Schools
- Solar Hot Water System
- Chesney Wood Burner

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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