



Beautiful family home directly backing onto open fields

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# Higher Drive Banstead SM7 1PS

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*

Perfectly situated on a quiet, tree-lined road within easy reach of Banstead Village and station, this delightful detached home boasts beautiful, secluded gardens that back directly onto rolling open fields. Exceptionally well-maintained, the property presents an excellent opportunity for enhancement and further extension in this highly sought-after Banstead location.

- | Entrance Hall
- | Sitting Room
- | Family Room
- | Kitchen - Breakfast Room
- | Dining Room
- | Utility
- | Downstairs Cloakroom
- | 4 Bedrooms
- | Family Bathroom
- | Separate W/C
- | Garden
- | Swimming Pool
- | Garage
- | Off-Street Parking

Price £1,395,000







This distinctive and attractive detached home is set back from the road, featuring a deep frontage that provides ample parking alongside a garage. Well-maintained throughout, the property is beautifully presented, blending character features with finishes to great effect. The ground floor offers an integrated kitchen, several spacious reception rooms that open onto a west-facing garden with views looking over the rolling fields—ideal for entertaining. A convenient cloakroom along with a utility room completes this level. Upstairs, the first floor boasts four well-proportioned bedrooms, a family bathroom, and an additional cloakroom, making it an ideal space for families. Offered with no onward chain, viewings are available by appointment only. Please contact our sales team to arrange a visit.

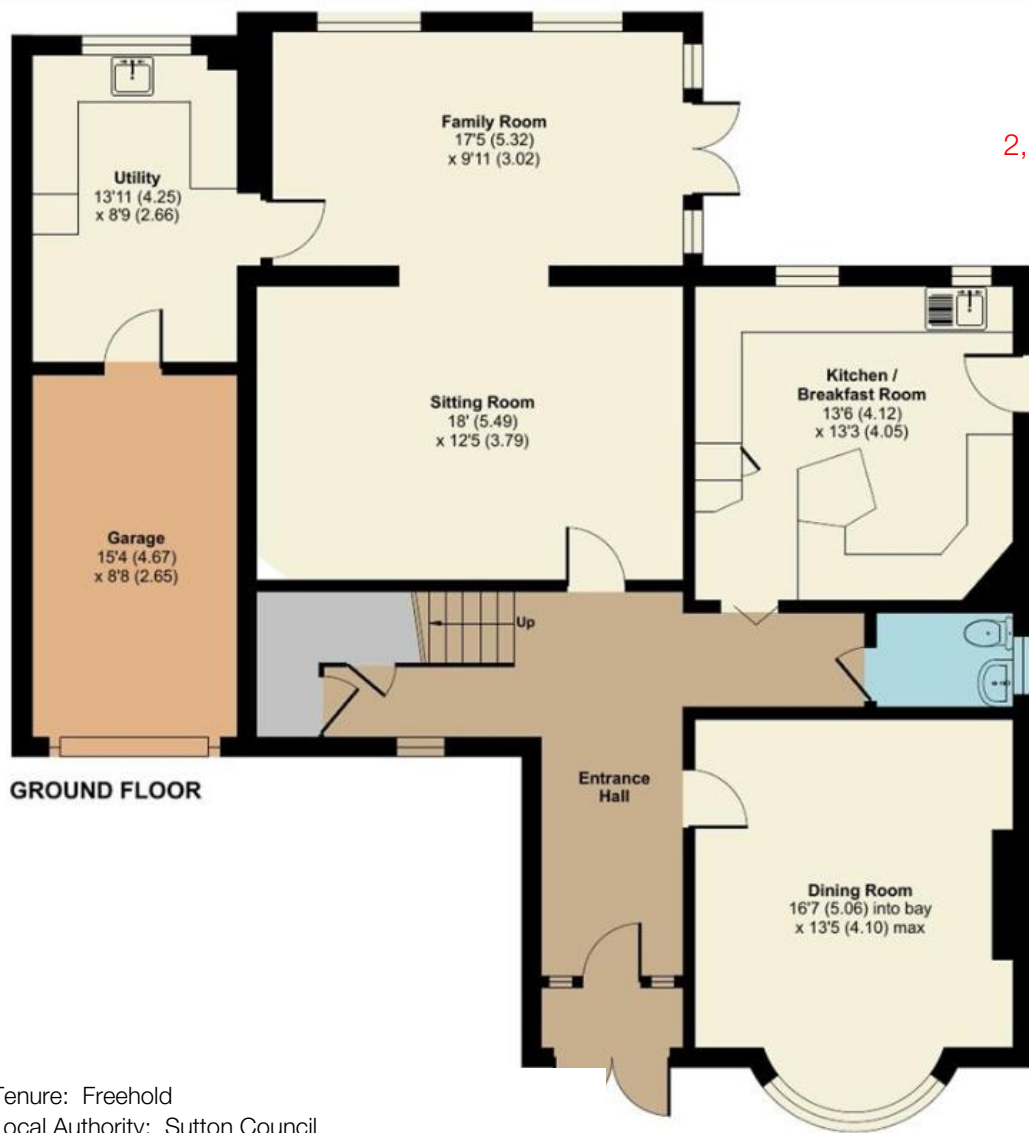


A fantastic location which is within a few minutes' walk of Banstead Station with its regular services to London Victoria. Banstead Village is within walking distance or a short drive and offers excellent local shopping including Waitrose and Marks & Spencer Simply Food. Cheam Village, Ewell and Epsom 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.

Four generous bedrooms | Stunning views over open fields to the rear | Ample amount of off-street parking along with an attached garage | Spacious reception rooms | Excellent potential to extend (STPP) | No onward chain | A wealth of original features | Heated outdoor swimming pool







**TOTAL FLOOR AREA**  
 2,232 SQ FT / 207.3 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

To the best of our knowledge on production of this brochure

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Viewing  
 Please call us to arrange  
 a viewing appointment

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 Kingswood  
 01737 360000

2 High Street  
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