



Expansive family living in a quiet yet accessible location

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Beechfield Banstead SM7 3RG

Banstead Village a 10 minute walk
London by rail 30 minutes from Sutton or Carshalton
M25 (Junction 8) 5 miles

All times and distances are approximate

Set within a peaceful close, this attractive New England-style four-bedroom detached home offers spacious, well-presented accommodation ideal for modern family living. Thoughtfully designed throughout, the layout provides bright and versatile living spaces, perfectly suited to contemporary lifestyles.

Combining space, style, and a tranquil location, this impressive home is an exceptional choice for families seeking quality living in a quiet and highly sought-after setting.

Price £1.2 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Hallway ■ Sitting room ■ Study ■ Family room
- Kitchen-breakfast room ■ Utility room ■ Downstairs wet room
- Four bedrooms ■ Family bathroom ■ En-suite bathroom
- Detached garage ■ Off-street parking ■ Private garden



Immaculately maintained and exceptionally presented, this spacious detached home offers versatile living ideally suited to the needs of modern families.

Thoughtfully designed throughout, the accommodation features a generous open-plan kitchen and breakfast room, seamlessly flowing into a striking octagonal glazed dome that overlooks the mature, private garden—an ideal space for both entertaining and everyday living - along with a number of well-appointed reception rooms.

Upstairs, the property offers four well-proportioned bedrooms. The three largest benefit from built-in wardrobes, while the principal bedroom boasts an en-suite bathroom. A well-appointed family bathroom serves the remaining rooms with style and practicality.

Externally, the beautifully landscaped rear garden provides a tranquil and secluded outdoor retreat. A detached garage offers useful storage, complemented by ample driveway parking. This impressive home combines space, comfort, and flexibility in a highly sought-after residential location - perfect for growing families seeking quality living in a prime setting.





Beechfield is a private cul-de-sac within an easy walk of the high street shops, restaurants and coffee shops within the village.

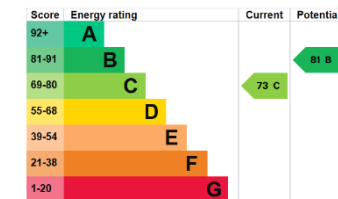
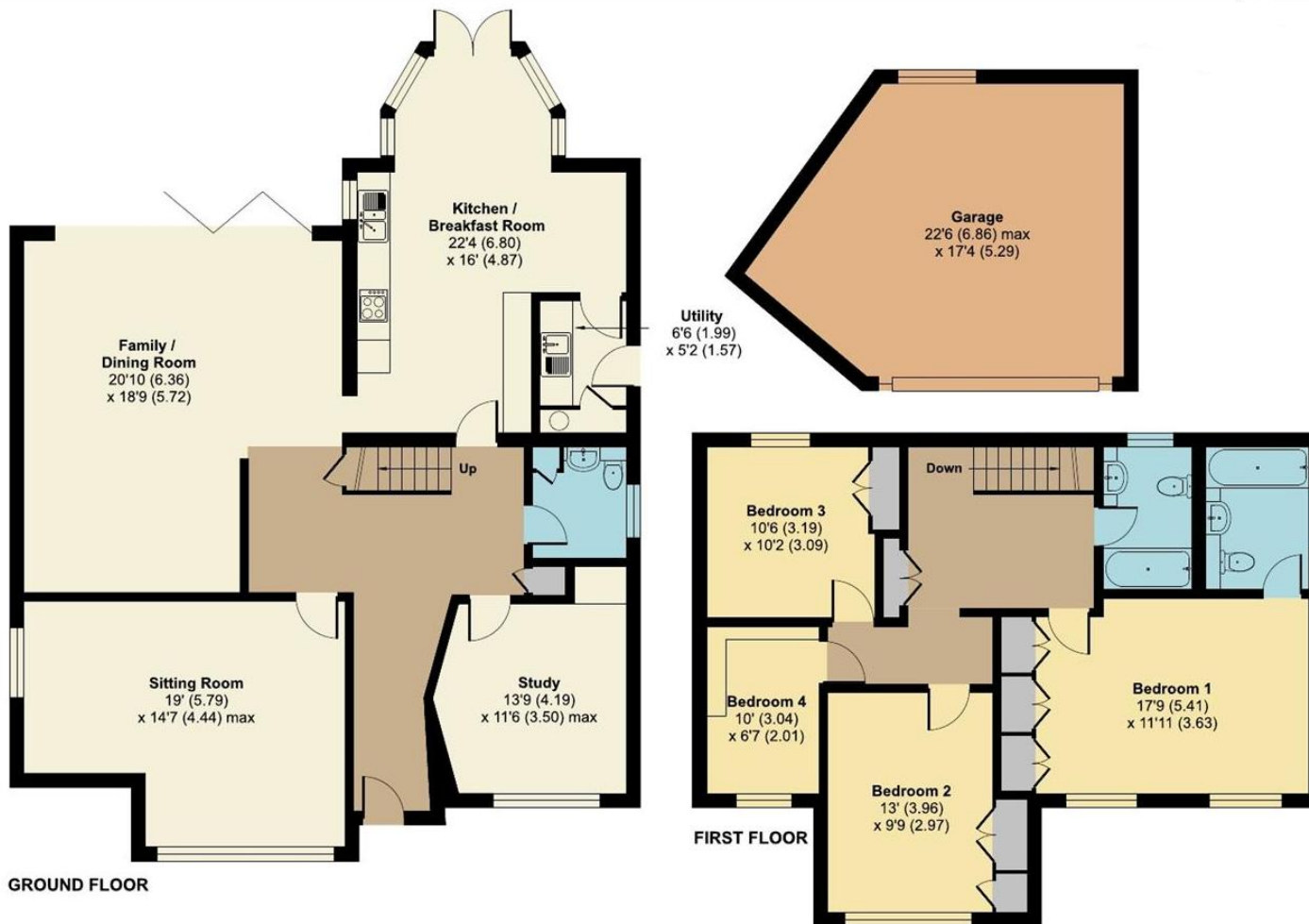
There are bus services to neighbouring towns including Sutton, Epsom and Reigate, Sutton is a very short bus ride and offers express train services to London Victoria.

There are a selection of excellent schools in this vicinity and it is mere moments from Banstead Prep School.

To the rear are the open areas of Banstead Downs, and the Lady Neville Recreational Ground with Park Café is also within walking distance.

The A217 provides a direct route to the M25 at Junction 8 and thus onto Gatwick and Heathrow airports.





TOTAL FLOOR AREA
2,462 SQ FT / 228.7 SQ M approx.

The many features of this fine home include:

- Four generous bedrooms
- Beautifully presented throughout
- Mature landscaped gardens
- Carriage driveway
- Located within a quiet cul-de-sac and within easy reach of Banstead high street
- No onward chain
- Three spacious reception rooms
- Large detached garage
- Downstairs wet room

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Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
FFTP
Services: All mains services

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