



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

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**Kenilworth Close  
Banstead  
SM7 2BJ**

Banstead Village a 10 minute walk  
London by rail 40 minutes from Banstead  
or 35 minutes from Chipstead  
M25 (Junction 8) 5 miles  
**All times and distances are approximate**

Positioned on a leafy, tree-lined cul-de-sac just moments from Banstead High Street, this outstanding family home exudes classical elegance and refined living. Thoughtfully renovated and extended to a high standard by the current owners, the interior is both stylish and spacious, filled with natural light throughout. Designed with modern family life in mind, the home offers a perfect blend of comfort and sophistication—ideal for everyday living and effortless entertaining.

**Offers in Excess of £1,450,000**

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

**[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)**



- Hallway ■ Sitting room ■ Dining room
- Reception room ■ Kitchen - breakfast room ■ Utility room ■ Downstairs cloakroom
- Four bedrooms ■ Two family shower rooms ■ Two en-suite bathrooms
- Garage ■ Off-Street Parking
- In all, approximately one third of an acre





Positioned in an elevated, tree-lined cul-de-sac just moments from Banstead High Street, this substantial four double-bedroom detached home has been extended and refurbished to an exceptional standard by the current owners. This simply stunning property offers bright, contemporary interiors and versatile living throughout—delivering everything expected of a luxurious modern family home.

The open-plan living areas provide a seamless flow, creating the perfect environment for entertaining family and friends. A sleek designer kitchen, generous double bedrooms, and beautifully appointed luxury bathrooms combine to offer both style and comfort.

Externally, the mature landscaped gardens extend to approximately one third of an acre, offering a tranquil setting with plenty of space for outdoor enjoyment.

An internal viewing is highly recommended to fully appreciate the quality, space, and lifestyle this impressive home has to offer.







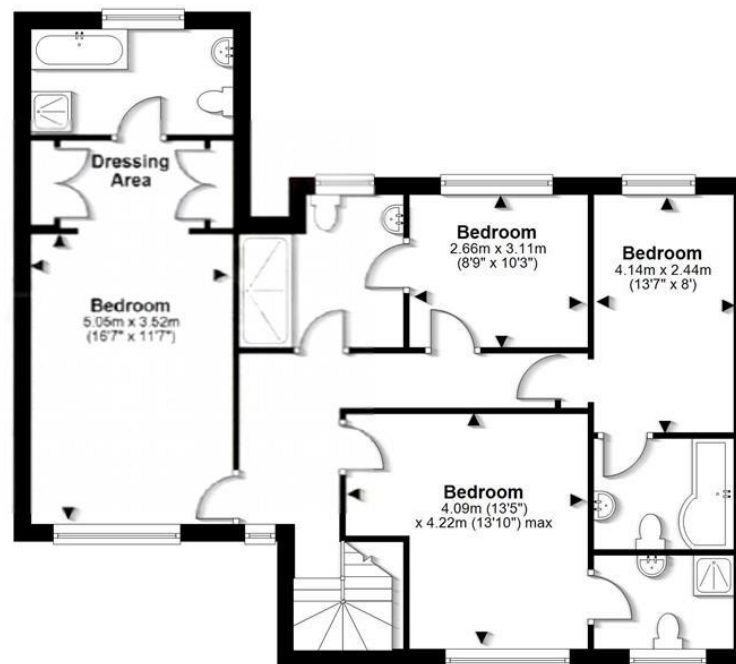
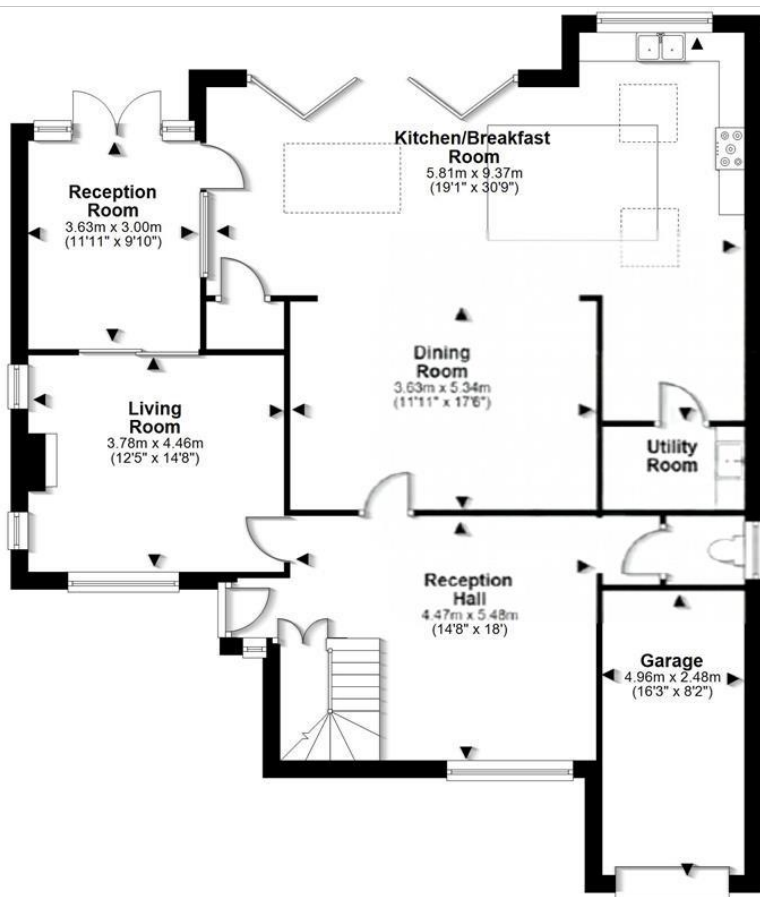
Set back from the lane, this property is within a short walk of Banstead Village and its extensive amenities for family life.

There are rail services at Banstead and nearby Chipstead Stations and the A217 gives an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network within just a few minutes' drive. Cheam Village, Ewell and Epsom are also easily reached.

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.







**TOTAL FLOOR AREA**  
5,274 SQ FT / 489.9 SQ M approx.

The many features of this fine home include:

- Contemporary open-plan and integrated kitchen - diner with bi-folding doors leading to a raised patio
- Luxurious en-suite to principal bedroom with dressing area and built-in wardrobes
- Stunning mature landscaped garden
- Four well-appointed bath/shower rooms
- Within moments of Banstead high street
- Four spacious bedrooms
- Private tree-lined cul-de-sac
- Ample amount of off-street parking
- A wealth of original features
- Close to a host of locally well-regarded schools

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		

**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.

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



