

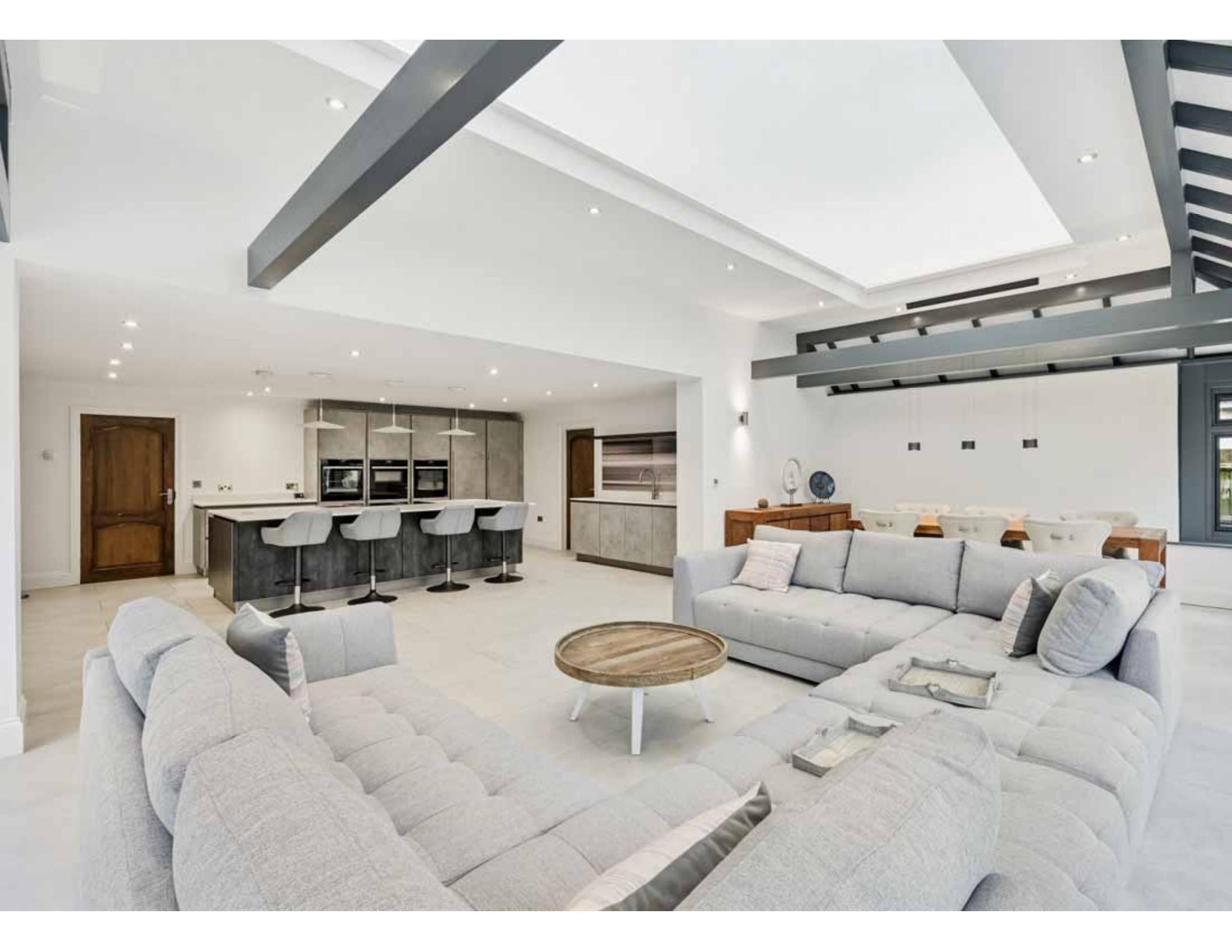
On the edge of countryside whilst offering excellent accessibility.

exclusive to

**SAUNDERS**

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## Banstead SM7

Banstead Village  $\frac{1}{2}$  mile London 15 Miles  
Epsom 5 miles Sutton 3 miles  
London in 35 minutes from Sutton, 45 minutes from Chipstead  
M25/M23 6 miles  
All times and distances are approximate

On the edge of Banstead village, an outstanding modern detached house, enjoying privacy and security in its gated plot of half an acre.

Substantial and versatile accommodation of over 5,400 sq ft, extended and refurbished in recent years to create an impressive family home.

**Guide Price £1,995,000**

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

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



- Reception Hall ■ Cloakroom
- Sitting Room ■ Dining Room ■ TV Room ■ Study
- Kitchen – Orangery – Family Room ■ Utility Room ■ Boiler Room
- 6 Bedrooms, 2 Bathrooms and 2 Shower Rooms including 3 Suites
- Principal Suite also has a fitted Dressing Room ■ Ground-floor Bedroom Suite
- Double Garage ■ Gated Frontage of around 100' ■ Some 130' x 100' Rear Garden
- Detached Studio/Office ■ Storeroom ■ Garden WC
- In all, around 0.5 Acre



Individually designed and built around twenty years ago, this detached house embraces traditional character styling with rustic hanging tiles, beamed gable and oak-framed porch. Step inside and you're met with a bright and contemporary interior, extended and refurbished in recent years. The result is a family home which offers all the resource needed for living in comfort and style.

There are living rooms for every occasion and purpose of your choice, the magnificent kitchen – orangery – family room has plenty of space for all the family to relax. The bifolding doors open onto the terrace, making this room also perfect for inside and outside entertaining for those who like to host. All six bedrooms are doubles and three have luxury ensuites in addition to the family bathroom and including a huge principal suite and an accessible ground-floor bedroom suite.

Set in a level plot of half an acre, the house has a gated frontage with extensive driveway that provides ample parking in addition to the large double garage. The gardens have a Southerly aspect to the rear and are landscaped and mature, creating an envelope of natural privacy. There is a full width terrace of smooth stone, bordered by miniature hedging and featuring a sunken patio with gas firepit. A modern detached garden studio makes an ideal office, gym or den and there is a garden store and garden WC.

Beautifully appointed throughout, this property is ready for occupation and there is no onward chain.





This sought after location, in one of Banstead's winding lanes is on the edge of open countryside whilst also being just half a mile from the village.

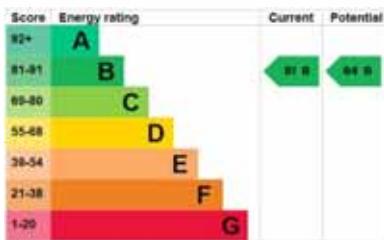
The village has a choice of excellent local schooling and the vibrant High Street has over a hundred shops, cafes, restaurants and bars including Waitrose Supermarket and M&S Foodstore.

The main towns of Epsom, Reigate and Sutton can all be accessed by car or public transport, bringing more extensive shopping, cinema and theatre within easy reach. There are rail services to London from Banstead, Chipstead and Sutton stations and the M25/M23 junction is within a few minutes' drive giving fast road access to Heathrow and Gatwick Airports, the Channel Tunnel and coastal ports. The nearby A217 gives an arterial route into London.

This location is well placed to access the area's many amenities for sport, leisure and cultural pursuits. The village has a library and local clubs and associations and there are several gyms, golf courses, sports clubs and a choice of Scouts and Girlguiding clubs nearby.

High on the edge of the North Downs, Banstead is encompassed by wonderful open countryside including Banstead Woods and Park Downs, Banstead Downs and Epsom Downs, home of the infamous Derby horse race.

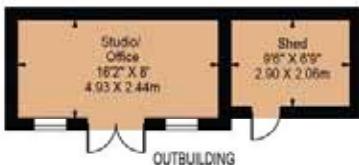




Tenure: Freehold

Local Authority: Reigate and Banstead  
 Council Tax Band: H  
 All mains services  
 Broadband: Superfast Full Fibre Broadband

To the best of our knowledge on production of this brochure



## TOTAL FLOOR AREA

5,471 SQ FT / 508.3 SQ M





**The many features of this fine home include:**

- A unique home with extensive accommodation of over 5,400 square feet
- Four large reception rooms, offering versatility of use
- Spacious sitting room with brick fireplace and wood-burning stove
- Fitted study ■ Formal dining room with large rooflight
- Magnificent kitchen – orangery - family room with bifold doors
- Wonderful designer kitchen with quartz-granite and integrated appliances
- Four luxury-fitted bath / shower rooms, three are ensuite
- Huge principal suite with fitted wardrobes and fitted dressing room
- High quality replacement windows, many with fitted shutters
- Sophisticated security system and remote-controlled entry gates
- Secluded, landscaped gardens which enjoy a Southerly aspect
- Spacious terrace, sunken patio and firepit, exterior lighting
- Large double garage and driveway for plenty of parking
- Ready for occupation and with no onward chain
- Sought after, edge-of-village location close to excellent schools

**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.

