



Substantial and modern home close to Banstead Village

exclusive to

**SAUNDERS**

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# Banstead

A 5 minute walk to the village  
London by rail 50 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

This impressive, substantial and highly contemporary 6 bedroom detached home built circa 2010 offers modern open plan living across 4 floors.

- Reception Hall | Shower Room
- Drawing Room | Family Room
- Kitchen-Dining Room | Utility Room
- Stairs down to Basement
- Games/Cinema Room | Gym | Spa
- Laundry Room | Cloakroom
- 6 Bedrooms | Dressing Room
- 4 Bath/Shower Rooms over two floors
- Double Garage
- Gated Driveway with further parking
- Rear Garden with southerly aspect

Price £1.6 million





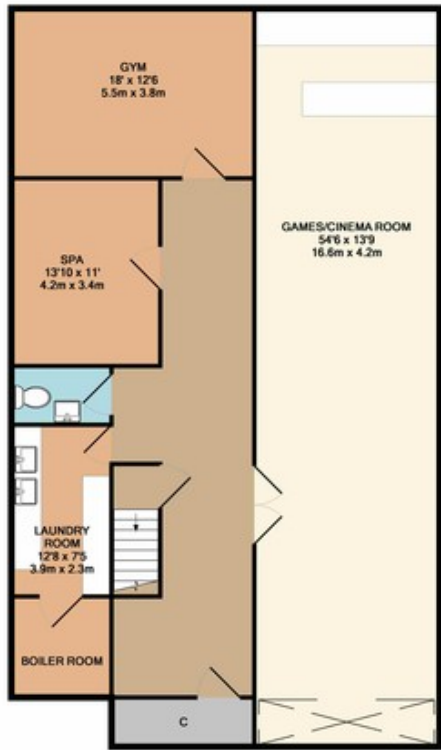
On the ground floor there is a good size dining room and an open plan kitchen/breakfast room alongside the sitting room. There is also a downstairs Shower Room. On the first floor are 4 bedrooms, 2 with en-suite facilities, including a walk-in dressing room to the principal bedroom, and a family bathroom. On the second floor there are a further 2 bedrooms and a shower room. As an added bonus, there is a basement area which includes a large games room/cinema room and bar area, as well as further rooms, laundry room and cloakroom. There is an integral double garage and ample off road parking behind an electric gate.



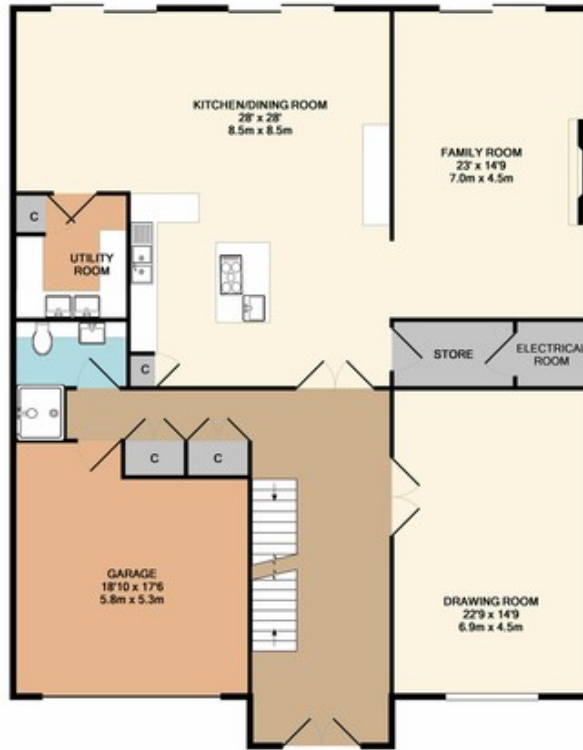
Located within a few hundred metres of Banstead Village, the property is within easy walking distance of the thriving High Street including Marks & Spencer Simply Food and Waitrose Supermarket as well as an excellent choice of independent shops. The larger centres of Sutton, Epsom and Reigate are within easy driving distance and the A217 gives fast access to the M25 at Junction 8 (Reigate Hill). This area is renowned for its choice of excellent schooling and access to the open spaces of Banstead Woods.

6 Bedroom Detached House | Over 5000 sq ft set over 4 floors | 2 en suite bath/shower rooms | Walk in wardrobe to Master | Surprisingly energy efficient Climate Controlled Air Heating/Cooling system | Central vacuum system | Impressive Kitchen/Breakfast Room | Basement with Games Room/Bar area | Close to Banstead Village

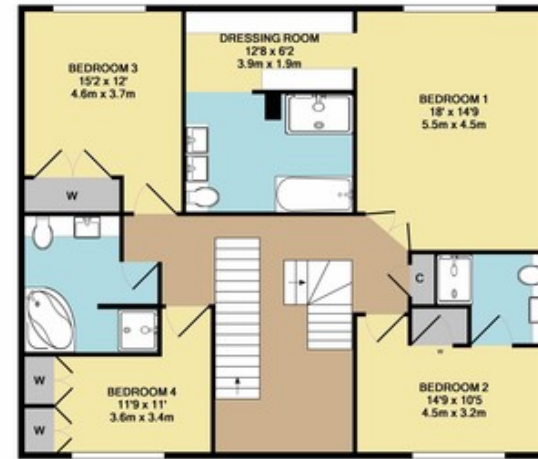




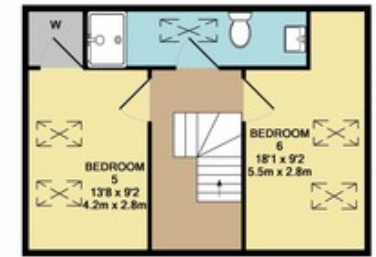
BASEMENT LEVEL  
APPROX. FLOOR AREA 1599 SQ.FT. (157.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA 2208 SQ.FT. (205.1 SQ.M.)

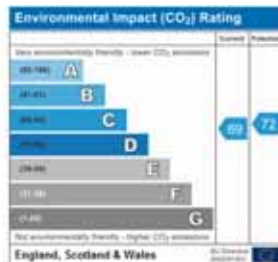
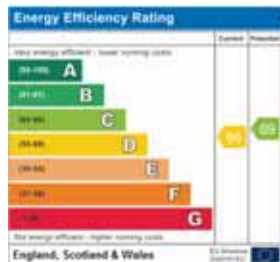


1ST FLOOR  
APPROX. FLOOR AREA 1299 SQ.FT. (120.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR AREA 457 SQ.FT. (42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 5663 SQ.FT. (526.1 SQ.M.)  
Made with Metropix 02017



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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.

Viewing  
Please call us to arrange  
a viewing appointment

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Kingswood  
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2 High Street  
Banstead  
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