



Exclusive and refined family home enjoying natural

exclusive to

SAUNDERS

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Green Curve
Banstead
SM7 1NS

Local Shops and Station a 10 minute walk
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

Positioned within this leafy tree-lined road and within easy reach of Banstead high street and Nork shops is this outstanding family home of classical elegance.

Renovated and extended to a high standard by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

Price £1.3 million

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Hallway ▪ Kitchen - Dining Room ▪ Sitting Room ▪ Family Room
- Utility Room ▪ Downstairs Cloakroom
- Five Bedrooms ▪ Family Bathroom ▪ Two En-Suite Shower Rooms
- Gym/Office Room ▪ Private Garden
- Off-Street Parking ▪ Garage



This stunning and well-appointed detached family home boasts five spacious double bedrooms and has recently undergone an extensive renovation and extension, executed to the highest standards by the current owners.

The versatile and modern interior is bright and contemporary, with a wealth of original features including parquet flooring and fireplace optimising luxurious family living.

The open-plan living areas are ideal for entertaining family and friends, featuring a designer kitchen, generous bedrooms and luxurious bathrooms.

These elements are perfectly complemented by a mature garden directly backing a small woodland area.

In summary, this superb and substantial Banstead home is a must-see to truly appreciate all it has to offer.



This convenient Nork location 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.

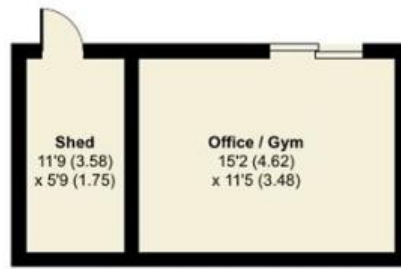
Cheam Village, Ewell and Epsom are also easily reached. Nearby the A240 and A217 give arterial access to the A3 and M25 respectively enabling fast road travel to central London and both Heathrow and Gatwick airports.

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.



Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: F
 Broadband: Full fibre to property available
 All mains services

To the best of our knowledge on production of this brochure



OUTBUILDING 1 / 2

TOTAL FLOOR AREA

2,917 SQ FT / 270.7 SQ M

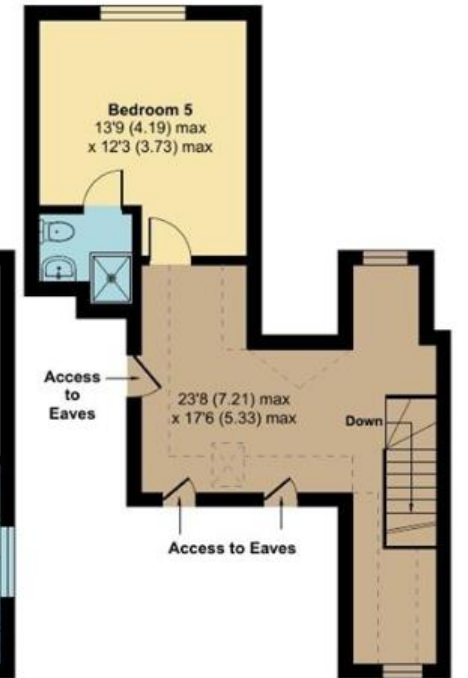
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The many features of this fine home include:

- Five Spacious Double Bedrooms
- Excellent Storage Throughout
- Contemporary Fully-Fitted Open Plan Kitchen - Diner With Bi-Folding Doors Leading To Patio Area
- Generous Sitting Rooms With Parquet Flooring And Feature Fireplace
- Within Moments Of Nork Shops and Banstead Mainline Station
- Detached Outbuilding Currently Used As a Gym/Office And Shed Storage
- Principal Bedroom With Built-In Wardrobes And En-Suite Shower Room
- Mature Private Garden Directly Backing A Small Woodland
- Ample Amount Of Parking Along With A Single Garage And Direct Access Into House

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.

