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ESTATES

Fairacre

Highfield, Banstead, SM7 3LJ

Property at a glance

- Architect Designed Unique & Contemporary Detached Property
- Five Well Appointed Bedrooms
- Four Contemporary Bath/Shower Rooms
- Open Plan Kitchen/Dining & Family Room
- Large Utility Room & Shower
- Underfloor Heating, Air Conditioning & Heat Recovery System Throughout The Property
- Located In A Quiet Cul De Sac
- Garden Wraps Around The Property With Balcony & Terraces Offering Stunning Views Over The Rolling Hills
- Gated Entrance With Sweeping Driveway With Parking For Numerous Cars & EV Charger
- Walking Distance To Chipstead Railway Station & Shops

Setting

On the borders of Chipstead and Banstead, Fairacre benefits from easy access to both Chipstead & Banstead. Chipstead is an attractive, historic village lying on the top of the North Downs, just south of London and is perfectly situated for easy access to the M25, Central London and Gatwick Airport. Chipstead Station is within walking distance and offers direct train services to London Bridge.

Whilst being a commuter's dream, Chipstead is tranquil and friendly with beautiful surroundings to explore. There are several sports clubs, including a tennis club, bowls and Chipstead Golf Club's 18 hole course. Well-regarded state schools and independent schools also serve the area. These include the Chipstead Valley school which is Ofsted outstanding, Aberdour and Chinthurst to name just a few. Banstead village has over a hundred shops, cafes, restaurants and bars including Waitrose Supermarket.

There are also numerous stables nearby and scenic walks through parks and woodlands the moment you step outside your front door. The Ramblers Rest public house, a beautiful 13th century building with a well-earned reputation for delicious food is within walking distance. Another focal point of the village is the parade of shops leading to the station with a range of amenities including the local Tesco's which has recently opened and is just a few minutes drive by car.

£2,500,000 Freehold

Fairacre

Fairacre is an exceptional contemporary residence, built just five years ago and individually designed by renowned architect Tony Holt. Discreetly tucked away within a peaceful cul-de-sac and set within approximately half an acre, this striking five bedroom detached home enjoys far reaching views.

Approached through electric gates via a sweeping driveway, the property immediately impresses with its bold architectural design. The reception hall features a spectacular vaulted ceiling and a bespoke walnut staircase, creating a wonderful sense of light and space.

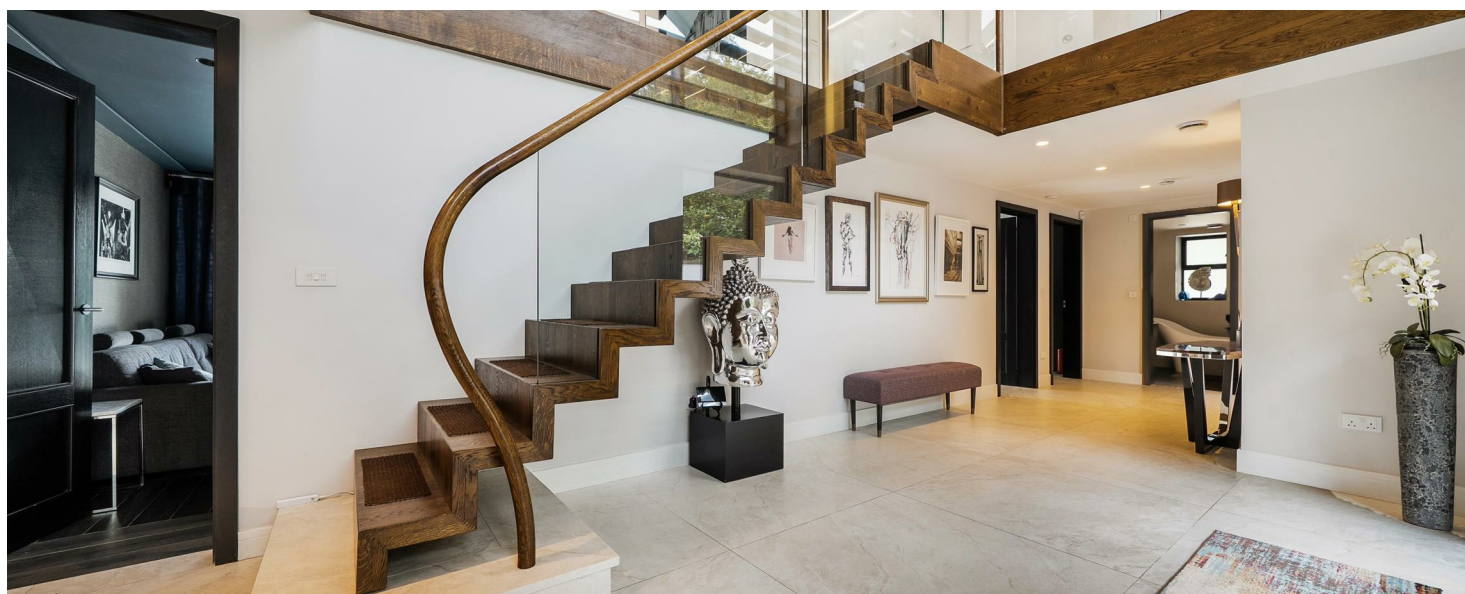
The heart of the home is the stunning open plan kitchen, dining and family room. Designed with vaulted ceilings and expansive picture windows to maximise the beautiful views, this is an exceptional space. The bespoke Italian kitchen is complemented by a striking double sided feature fireplace, creating a seamless flow between the living and dining areas.

The principal bedroom suite enjoys vaulted ceilings, picture windows, a walk in dressing room and a luxurious ensuite bath/shower room. A generous home office, which could also be used as an additional bedroom, and a guest cloakroom complete the first floor.

The ground floor provides versatile accommodation, including a guest bedroom with ensuite bathroom, two further double bedrooms with fitted wardrobes, a stylish family bathroom, a spacious games room and a gym. A utility room with shower and useful storage area further enhance the practicality of the home.

Many of the rooms enjoy direct access onto the wraparound balcony overlooking the gardens. Throughout the property there is underfloor heating, air conditioning and a heat recovery ventilation system, ensuring year round comfort and excellent energy efficiency.

The landscaped gardens surround the property and feature mature planting, lawns and an integrated irrigation system. The generous resin driveway provides ample parking for numerous vehicles and includes an electric vehicle charging point.



Fairacre, Highfield, Banstead, SM7

Approximate Area = 4223 sq ft / 392.3 sq m (excludes void)

Outbuilding = 187 sq ft / 17.3 sq m

Total = 4410 sq ft / 409.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country. REF: 1511051

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-101) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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