



Sought after location backing onto open fields

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Banstead SM7

Banstead Station within 5 minutes' walk
London Victoria by rail 40 minutes
Banstead Village 1 mile
Cheam Village and Station 2 miles
M25 (Junction 8) and A3 (Tolworth) 5 miles
All times and distances are approximate

In one of Banstead's most desirable tree-lined avenues, this substantial detached house backs South-West onto open fields with lovely fields.

A lovely family home with great potential and planning consent already obtained for extension and enhancement.

Price £1,375,000

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

banstead@richardsaunders.co.uk



- Enclosed Porch ▪ Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Family Room
- Dining Room ▪ Kitchen – Breakfast Room ▪ Utility Room
- 4 Bedrooms ▪ Bathroom with Shower ▪ Separate WC
- Garage ▪ Around 50' Frontage with Driveway Parking
- Some 110' (d) x 50' (w) Rear Garden ▪ in all, around 0.25 acre



Built in the 1930s, this impressive house boasts generous room sizes throughout its family accommodation, and it retains traditional character features.

The spacious ground floor includes an extended sitting room – family room with views over the rear gardens, a further living room and an integrated kitchen with space for family dining. There are four good sized bedrooms, served by a large bathroom with separate shower cubicle and a separate WC.

The house has a deep frontage and so the driveway has parking for several cars in addition to the attached garage. The rear garden enjoys a coveted South-West aspect and lovely views over the fields. There's a heated swimming pool too.

The current owners chose the house for its great potential, and they have just obtained planning consent for alterations and extension (London Borough of Sutton: DM2025/01345) to make their dream home. However, due to relocation, our clients are now passing on this exciting opportunity to its next owners to take this substantial home to the next level, in this high-value location.



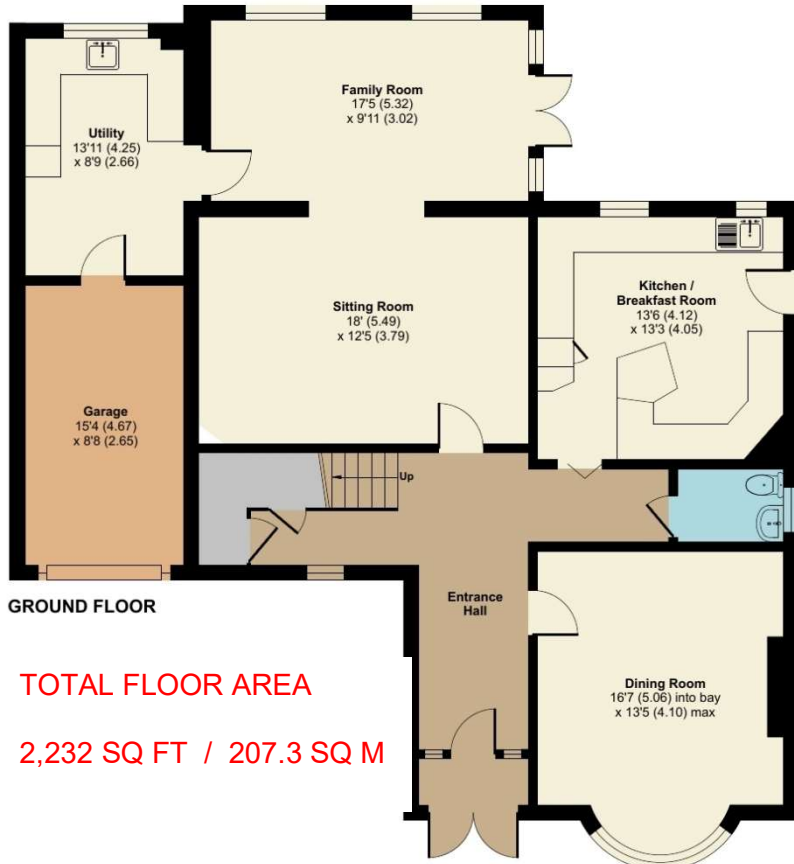
Backing onto open fields, the property has a highly sought after location close to Cuddington Golf Club and Banstead Station, whilst being within the London Borough of Sutton.

Within just a few minutes' walk, the station has frequent services to London Victoria and there are faster services from Cheam Station around a ten-minute drive away. Banstead Village, Cheam Village and Epsom are all within a few minutes' drive and offer a great choice of shopping and supermarkets and nearby both the A217 and A240 provide an arterial routes to London.

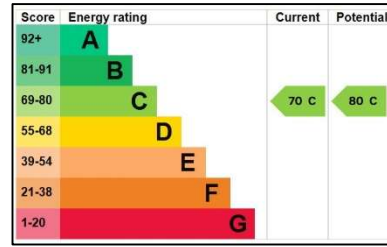
The M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports. Some of Surrey's finest schools are available in the area.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Banstead Downs and Epsom Downs and Racecourse as well as abundant open countryside for walking, cycling. There are many pubs and restaurants nearby and local theatre and cinema are at Epsom and Sutton.



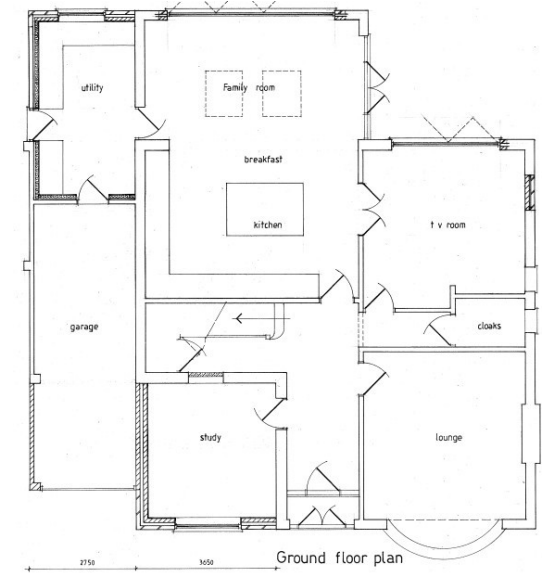


TOTAL FLOOR AREA
2,232 SQ FT / 207.3 SQ M

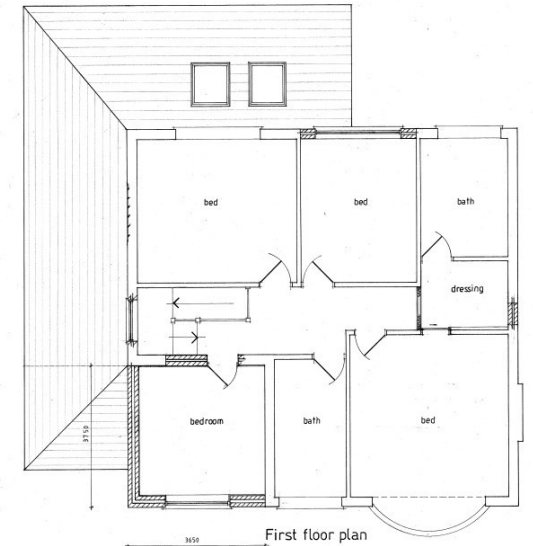


Tenure: Freehold
 Local Authority: Reigate and Banstead BC
 Council Tax Band: G
 Broadband: Full Fibre Broadband
 All mains services

To the best of our knowledge on production of this brochure



Planning Consent Ground Floor



Planning Consent First Floor

The many features of this fine home include:

- Traditional 1930's character features
- Planning Consent obtained for extension and enhancement
- Bright interior, substantial family accommodation
- Deep frontage with driveway parking for several cars
- Lovely South-West backing garden with pool
- Plot of around 0.25 acre
- Views over open fields at the rear
- Well maintained throughout
- Sought after location within LB of Sutton
- Available immediately with no onward chain

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

