



Family living in a prime village location

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Banstead SM7

Sutton Station 2.1 miles
Banstead Village 0.5 mile
London by rail 40 minutes
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles

All times and distances are approximate

An attractive, detached, four-bedroom home in Banstead village offered to the market with an array of space.

Being well presented with modern fittings, traditional charm and potential for further expansion, this property offers a lot for an incoming owner.

Asking Price £925,000

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 360000

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- Entrance Hall ▪ Sitting Room - Dining Room ▪ Kitchen -Breakfast Room
- Cloakroom ▪ Study area ▪ 4 Bedrooms ▪ Bathroom
- Garage ▪ Frontage with further parking ▪ Over 100' Rear Garden



This handsome four-bedroom family home is presented to the market with generous space and close proximity to Banstead Village.

Two reception rooms offer flexible space for families, both with wonderful character features. The Kitchen is well fitted in a contemporary style with built in appliances. The Kitchen-breakfast room overlooks the naturally private rear garden.

All four bedrooms are well proportioned with three being generous doubles. There is also a useful study space which could be used as a home office or playroom.

The garden to the rear extends over 100' with natural seclusion and backs onto Banstead Common. The driveway can fit multiple cars in addition to the single garage.





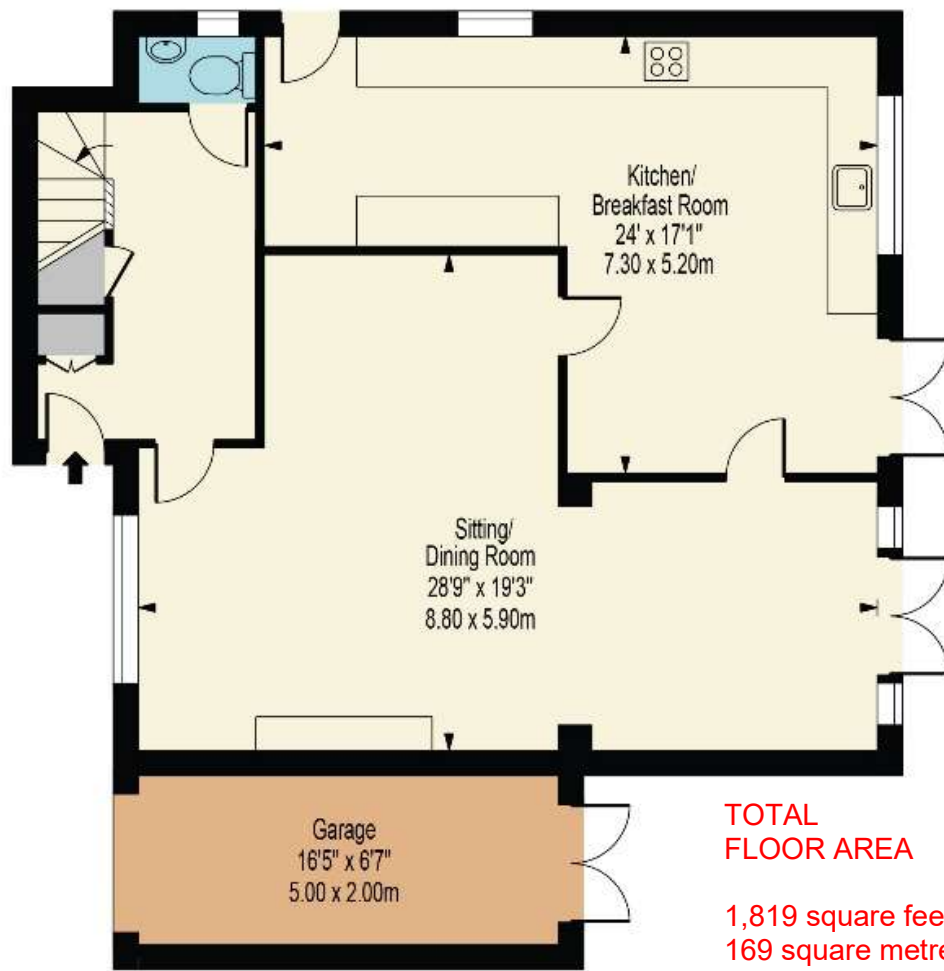
Grange Meadow is highly sought-after, being quiet yet within a very short walking distance of Banstead Village with its excellent high street shopping including Waitrose Supermarket and Marks & Spencer Simply Food.

The larger centres of Sutton, Epsom and Reigate are all easily accessible by bus and car, Sutton, Banstead and Chipstead Stations are not far and provide rail links to London Bridge and Victoria.

The A217 provides fast access to the M25 at Junction 8 (Reigate Hill) with Gatwick and Heathrow Airports being some 25 and 45 minutes' drive respectively.

Banstead has a choice of local schooling with further options within a short commute. There are plenty of parks and public open spaces, numerous local golf courses and leisure centres.

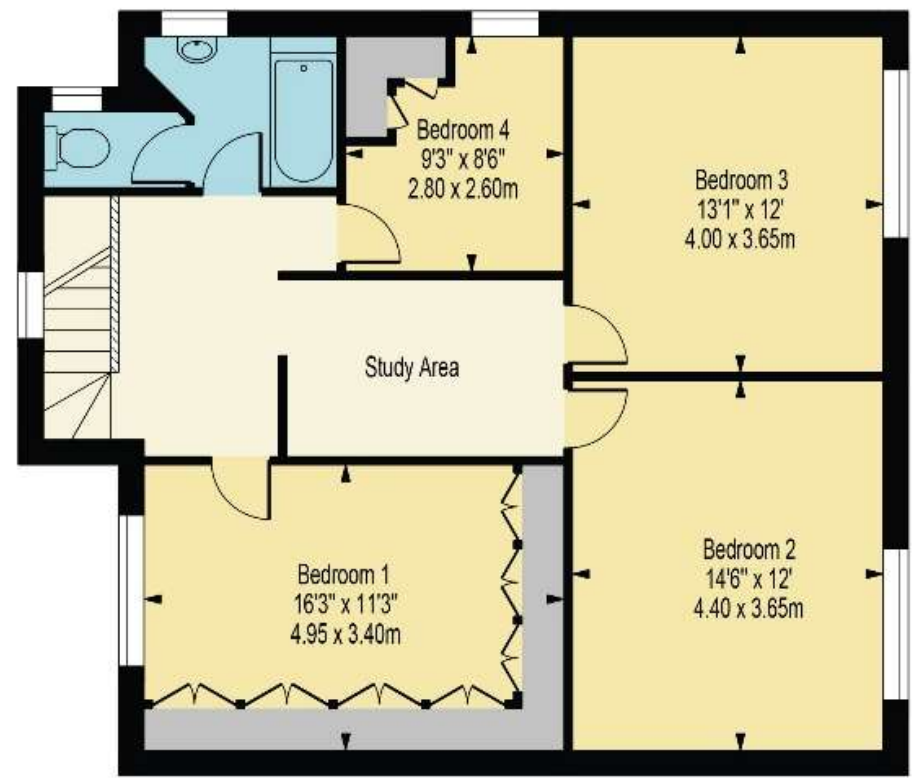




GROUND FLOOR

**TOTAL
FLOOR AREA**

**1,819 square feet
169 square metres**



FIRST FLOOR

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: F
Broadband: FTTP
All mains services
To the best of our knowledge

The many features of this fine home include:

- Popular village location
- Four well-proportioned bedrooms
- Less than 10 minutes' walk to Banstead High Street
- Quiet residential road
- Naturally secluded rear garden in excess of 125'
- Potential for further expansion
- Charming traditional features
- Walking distance to popular local schools
- Garage with driveway parking for multiple cars

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

