



Exclusive and refined family home enjoying natural privacy

exclusive to

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Banstead SM7

Banstead Village 1/4 mile
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 moments of Banstead high street 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.

Offers invited in excess of £1,400,000

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



- Porch ■ Hallway ■ Sitting Room ■ Utility Room
- Open plan Kitchen – Dining Room ■ Gym
- 4 Double Bedrooms ■ Ensuite Shower Room ■ Family Bathroom
- Office Downstairs Cloakroom ■ Off Street Parking ■
- Around 75' x 55' Rear Garden



This sought after location is just a short walk from the village with its choice of excellent schooling and diverse High Street shopping including Waitrose and M&S Simply Food. There are rail stations at Banstead and nearby Chipstead and the M25/M23 intersection is around 10-15 minutes' drive away. This accessibility is combined with the lovely open spaces of Banstead Woods, Oaks Park and Banstead Downs nearby.

This simply stunning four double bedroom detached family home has been recently extended and renovated to a very high specification by the current owners. Offering versatile accommodation throughout, this swish interior is bright and contemporary, providing all that you would expect of a luxurious family home. The open plan living spaces make it perfect for entertaining with family and friends. The designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance along with the mature west-facing garden. In summary, a superb and substantial Banstead house, an internal viewing is highly recommended to fully appreciate what this home has to offer.



Four Generous Bedrooms | Fully Integrated Contemporary Open-Planned Kitchen
 | Within Easy Reach Of Banstead High Street | Wealth Of Original Features
 Throughout | Landscaped Gardens With High Degree Of Privacy | Broad Frontage
 With Ample Amount Of Parking | Under Floor Heating | Electric Car Charging
 Point | Quiet Tree Lined Road



Fiddicroft Avenue

Approx. Gross Internal Area = 223.04 sq m / 2401sq ft



For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Tenure: Freehold
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	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

