



One of Banstead's finest village houses is now available

STONE
LANTERNS

exclusive to

SAUNDERS

richardsaunders.co.uk



Banstead SM7

Central Banstead Village location London 15 Miles
Epsom 5 miles Sutton 3 miles
London in 35 minutes from Sutton, 45 minutes from Chipstead
M25/M23 6 miles
All times and distances are approximate

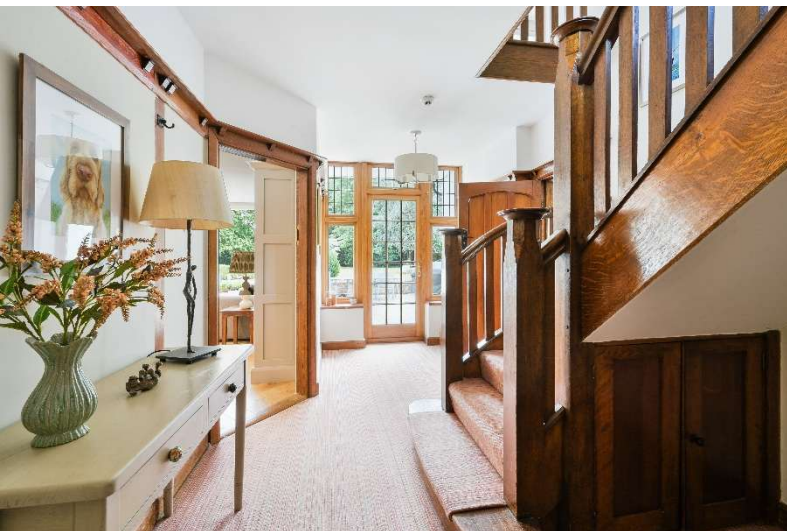
Seldom available in the heart of Banstead Village, this distinctive house enjoys privacy and security in its grounds of almost an acre.

Skilfully extended and refurbished, a family home of authentic character and charm with wonderful gardens, terrace and pool, perfect also for those who love to host.

Offers Invited in excess of £2,250,000

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

banstead@richardsaunders.co.uk



- Reception Hall ■ Cloakroom
- Sitting Room ■ Dining Room ■ Study
- Kitchen – Breakfast – Family Room ■ Utility Room
- 5 Bedrooms, 2 Bathrooms and 2 Shower Rooms including 3 Suites
- Principal Suite also has a fitted Dressing area
- Detached Double Garage ■ Studio / potential Annexe above
- Gated Frontage of around 140' ■ Some 180' x 150' Rear Garden
- Swimming Pool ■ Pool Room with Shower Room and WC
- In all, around 0.9 Acre



As you arrive at the entry gates, it is immediately clear that this is an impressive property with real gravitas. Individually designed and built in the 1920's the house retains its Arts and Crafts character features.

In recent years the house has been extended skilfully, which not only enhances its appearance but also perfects the balance of its accommodation over ground and first floors. Refurbished throughout to an exceptional quality, the house now provides a spacious and well-appointed family home with many modern luxuries.

Surely the hub of the home is the open plan kitchen-family-dining room with its underfloor heating, oak-herringbone finish flooring and a superb, handmade kitchen. Two sets of bi-fold doors lead out to the large terrace, giving 'spill-out' living and entertaining spaces. All bedrooms are double size and three have ensembles in addition to the family bathroom, again all with underfloor heating.

It is rare to find such a large plot so central to the village and the wonderful level gardens encompass the house with mature boundary screening and a Southerly aspect creating a remarkably tranquil haven. The modern swimming pool with its pool house is ideally placed. The broad frontage makes a statement with its brick and flint walls and the central automated gates lead to an expansive driveway for ample parking to add to the double garage.





This exceptional location in Banstead Village offers privacy and security, combined with great accessibility for all the family.

The village has a choice of excellent local schools and the vibrant High Street has over a hundred shops, cafes, restaurants and bars and includes Waitrose Supermarket.

The main towns of Epsom, Reigate and Sutton can all be accessed by car or public transport, bringing more extensive shopping, cinema and theatre within easy reach. There are rail services to London from Banstead, Chipstead and Sutton stations and the M25/M23 junction is within a few minutes' drive giving fast road access to Heathrow and Gatwick Airports, the Channel Tunnel and coastal ports. The nearby A217 gives an arterial route into London.

This location is well placed to access the area's many amenities for sport, leisure and cultural pursuits. The village has a library and local clubs and associations and there are several gyms, golf courses, sports clubs and a choice of Scouts and Girlguiding clubs nearby.

High on the edge of the North Downs, Banstead is encompassed by wonderful open countryside including Banstead Woods and Park Downs, Banstead Downs and Epsom Downs, home of the infamous Derby horserace.



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

Tenure: Freehold

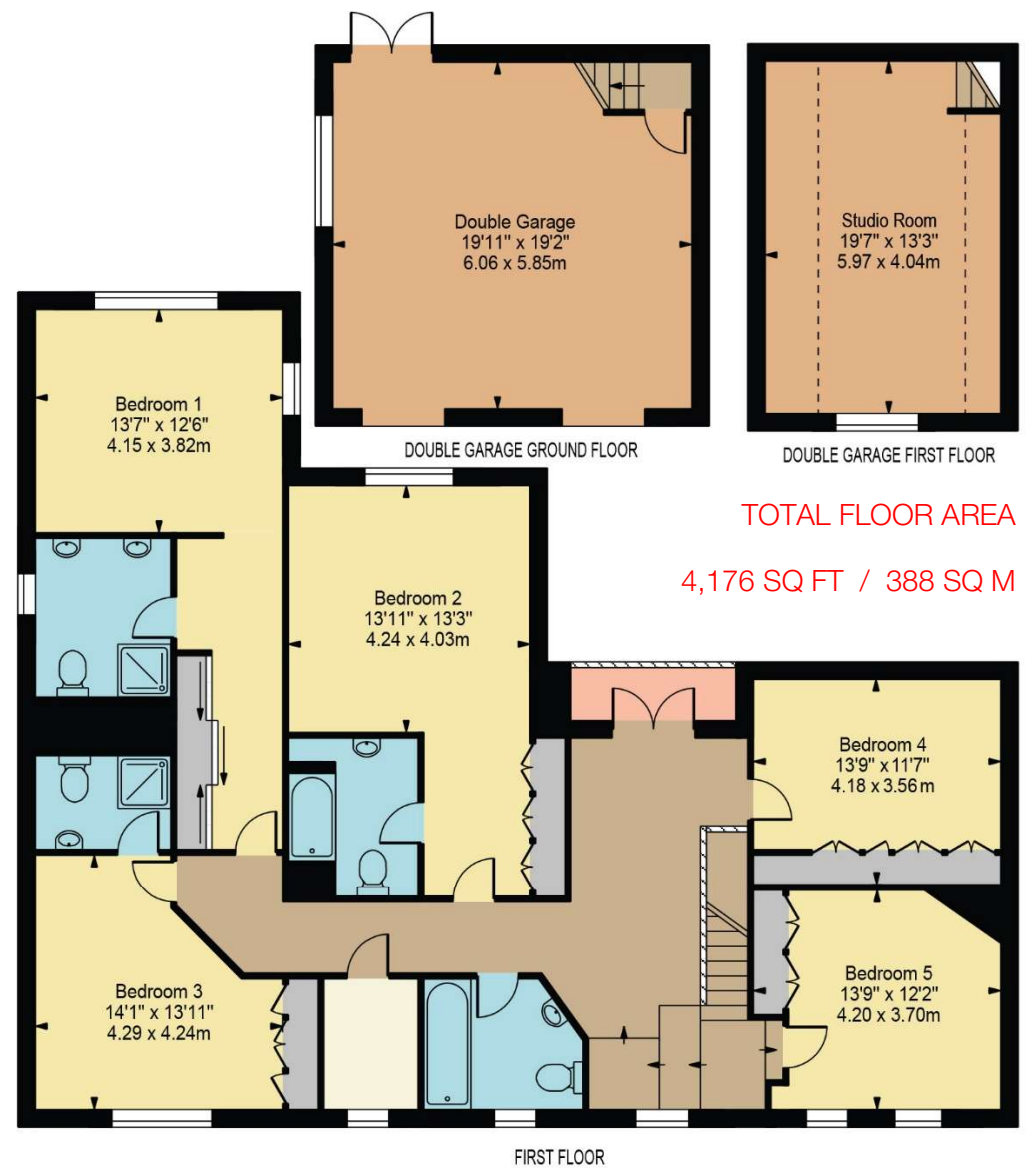
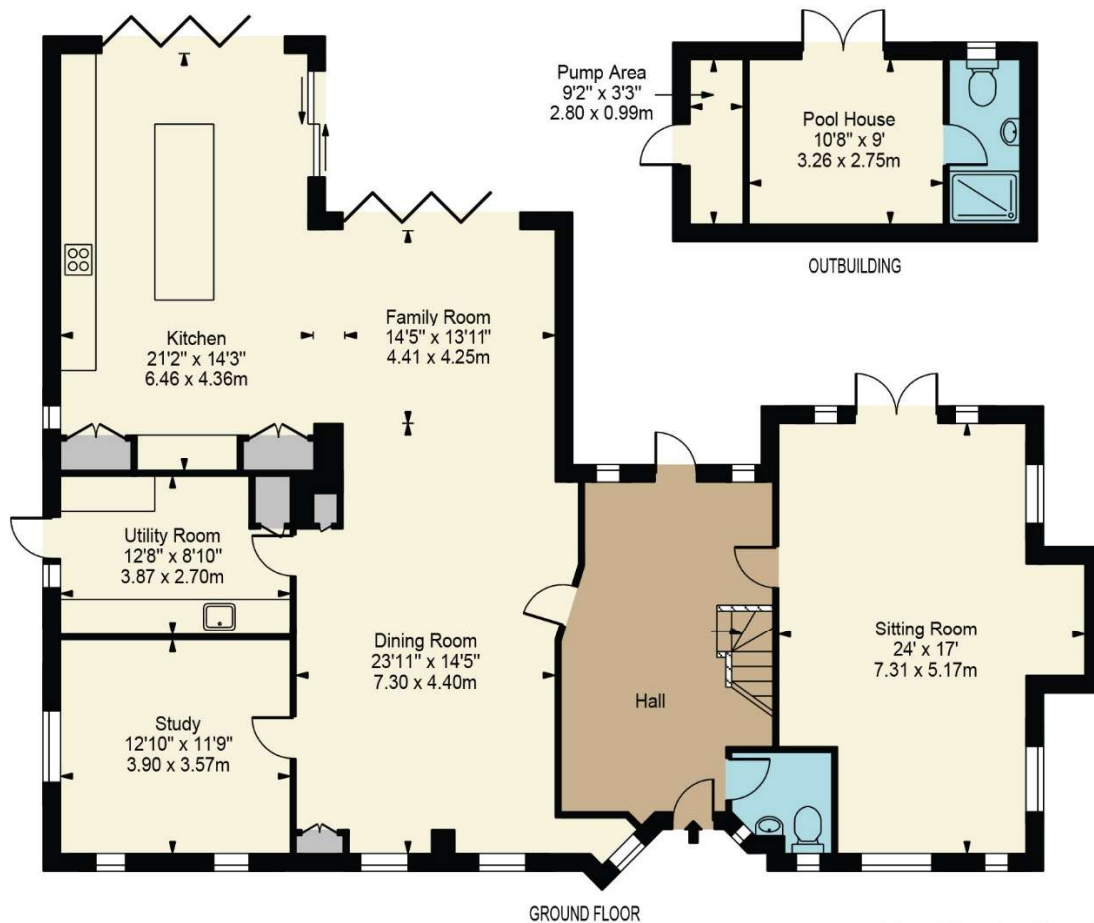
Local Authority: Reigate and Banstead

Council Tax Band: G

All mains services

Broadband: Full Fibre Broadband

To the best of our knowledge on production of this brochure





The many features of this fine home include:

- A unique and charming home with of over 4,000 square feet
- Authentic Arts and Crafts character with contemporary luxuries
- Spacious sitting room with brick fireplace and living flame stove
- Central hall with period oak joinery and balustrade
- Spacious, open plan kitchen-family-dining room with two sets of bi-fold doors
- Bespoke, handmade kitchen with painted and walnut cabinets
- Quartz granite and high-quality integrated appliances and Quooker tap
- Spacious principal suite with fitted dressing area and ensuite
- Luxury shower rooms and bathrooms featuring Hans Grohe and Duravit
- Sophisticated security system, CCTV and remote-controlled entry gates
- Wonderful gardens encompass the house, natural screening to borders
- Spacious terrace with gas-fired firepit, perfect for entertaining
- Excellent heated swimming pool with adjacent pool house and shower
- Sweeping driveway with extensive parking and double garage.
- Sought after central village location close to excellent schools

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.

