



ASPREY
ESTATES

32 Burgh Wood

Banstead SM7 1EP

Property at a glance

- Spectacular detached family residence with 130ft rear garden
- Stunning views towards Banstead Downs and London
- Beautifully presented modernised accommodation
- Remarkably bright and spacious living spaces
- Neptune kitchen breakfast room with central island and stone flooring
- Magnificent living room with views over the large 130ft rear gardens
- Four generous family bedrooms and two luxury bathrooms
- Sweeping in / out carriage resin driveway with ample parking and single garage on 55 ft footage
- Highly rated schools at primary and secondary levels – both state and private
- Excellent shopping, sports and leisure facilities notable golf courses include Cuddington, Banstead Downs and Walton Heath

32 Burgh Wood

Set within an enviable position enjoying far-reaching views towards Banstead Downs and stretching to London, this detached family residence offers an exceptional blend of modern luxury and generous living space.

Beautifully presented throughout, the home has been thoughtfully modernised to create a remarkably bright and spacious interior, perfectly suited to contemporary family life. At its heart lies a stunning Neptune kitchen/breakfast room, complete with a central island and elegant stone flooring—an ideal space for both everyday living and entertaining. The magnificent living room is equally impressive and has delightful views over the expansive 130ft rear garden.

Upstairs, the property continues to impress with four generously sized bedrooms and two beautifully appointed luxury bathrooms, providing comfort and flexibility for growing families.

Externally, the home is approached via a sweeping in-and-out resin carriage driveway, offering ample parking alongside a single garage, all set across an impressive 55ft frontage. The substantial rear garden provides a private and tranquil setting, perfect for outdoor enjoyment.



Setting

The location is equally appealing, with access to highly regarded primary and secondary schools, both state and private, as well as excellent shopping, sporting, and leisure facilities. Renowned golf courses, including Cuddington, Banstead Downs, and Walton Heath, are all within easy reach.

An outstanding home combining style, space, and a superb setting.

£1,200,000 Freehold



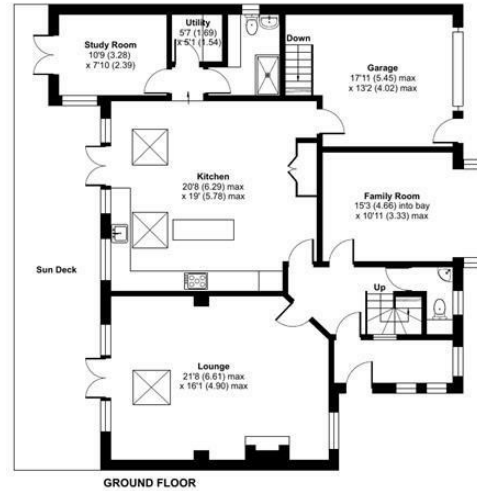
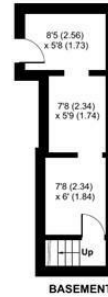
Burgh Wood, Banstead, SM7

Approximate Area = 2215 sq ft / 205.7 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 2434 sq ft / 226 sq m

For identification only - Not to scale



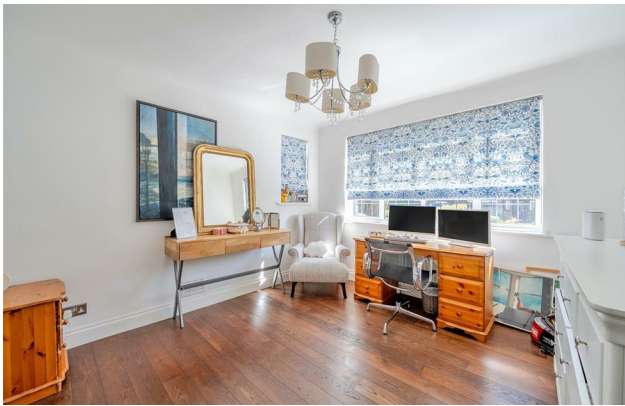
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Asprey Estates Limited. REF: 1439865

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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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	80
England & Wales		EU Directive 2002/91/EC	



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