

# Kennedys'

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7, Brambling Close  
Banstead  
SM7 1DP

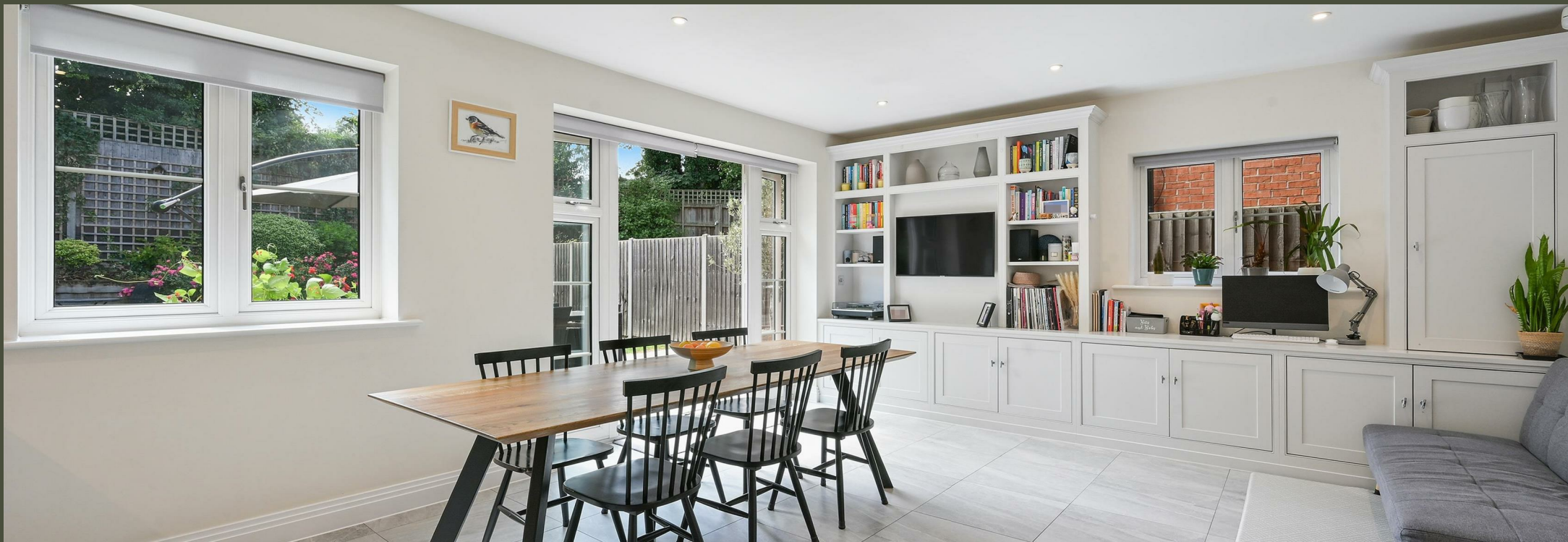
Situated in the desirable Nork area of Banstead, Brambling Close is a small private development comprising only eight detached homes. The area is particularly popular with families due to its attractive surroundings, excellent schooling options, green open spaces and convenient commuter links. Banstead Station, local parks and village amenities are all within easy reach.

£895,000



- Beautifully presented four-bedroom detached family home
- Contemporary kitchen and integrated appliances
- Utility room and downstairs cloakroom
- Electric Car Charger

- Stunning open-plan kitchen, dining and family room
- Principal bedroom with fitted wardrobes and en-suite shower room
- Partially converted garage providing a dedicated home office
- Private rear garden with patio seating area and lawn



# PROPERTY DESCRIPTION

Set within an exclusive private development in the heart of Banstead, this beautifully presented four-bedroom detached residence offers an exceptional balance of contemporary style, versatile living space and practical family accommodation.

The heart of the home is the stunning open-plan kitchen, dining and family room, thoughtfully designed for modern living and entertaining. Featuring sleek cabinetry, quality integrated appliances, this superb space provides a natural hub for family life, with ample room for both everyday living and hosting guests.

To the front of the property, a spacious reception room offers an elegant retreat, flooded with natural light and providing the perfect setting for more formal occasions or relaxed evenings. Further ground floor accommodation includes a useful utility room and a guest cloakroom.

A particular feature of the property is the converted garage, currently arranged as a n office / gym. This highly versatile space could equally serve as a home office, playroom, games room or additional reception room, catering to a variety of lifestyle requirements.

The first floor provides four well-proportioned bedrooms, including an impressive principal suite complete with fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, with the fourth bedroom ideally suited as a nursery, dressing room or home office.

Outside, the property enjoys a private rear garden, thoughtfully landscaped to provide both lawn and patio areas, creating an ideal environment for outdoor dining and family enjoyment. To the front, there is off-street parking for multiple vehicles.







# LOCAL AREA

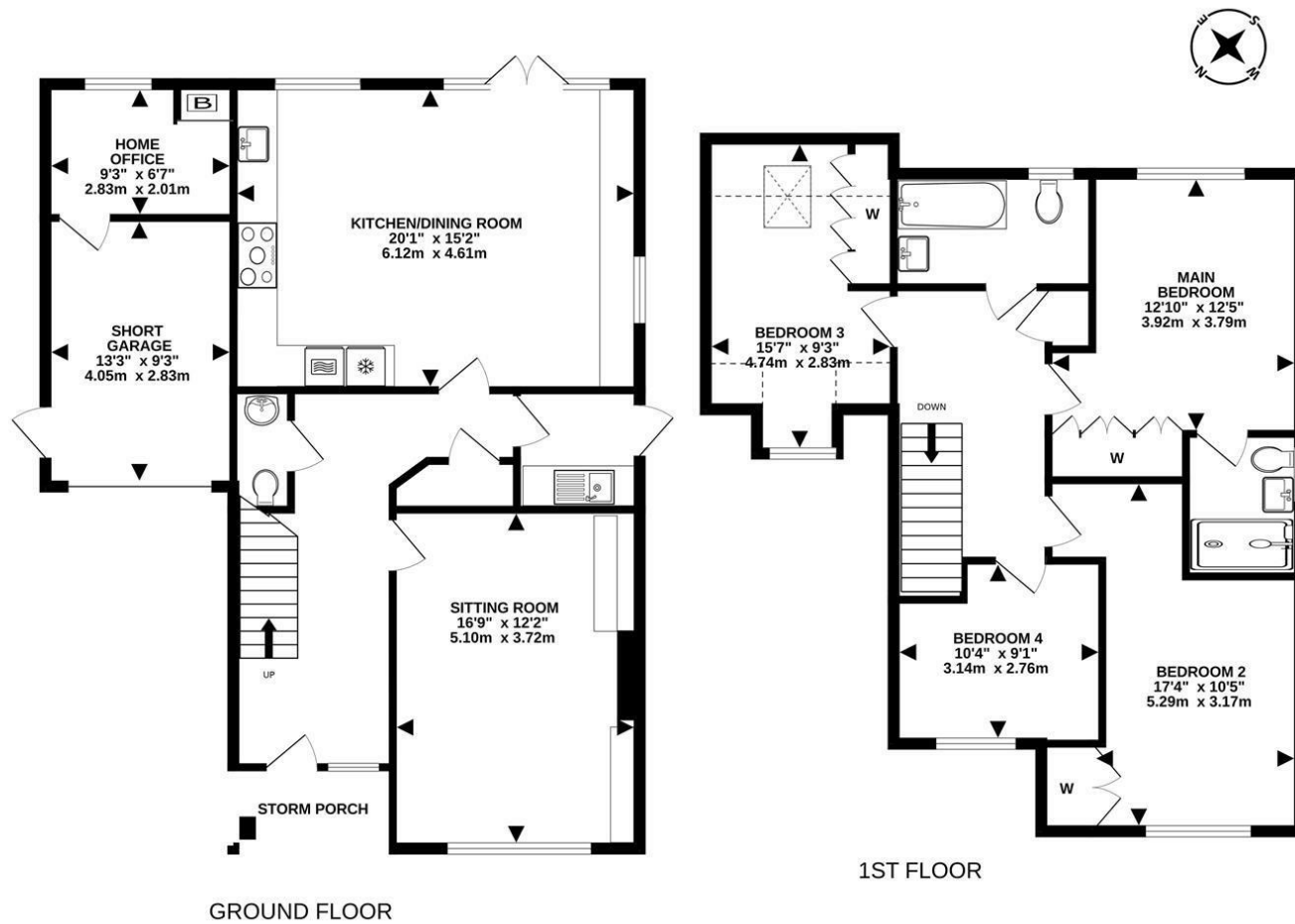
Occupying a peaceful position within a highly sought-after Banstead development, the property is conveniently located for Banstead Village's excellent selection of shops, cafés and restaurants, whilst also being within easy reach of well-regarded local schools, open green spaces and transport connections. Presented in excellent order throughout, this is a superb turnkey family home ready to be enjoyed from day one.

Nork is a highly regarded residential area on the edge of Banstead, offering the perfect balance of leafy Surrey living with excellent access to London and the surrounding towns of Epsom, Sutton and Reigate. Known for its wide tree-lined roads, attractive family homes and strong sense of community. Residents can enjoy the open green spaces of Nork Park, with its woodland walks, recreational facilities and beautiful far-reaching views, whilst local shops, cafés and everyday amenities are conveniently located nearby. Excellent schools, nearby rail links from Banstead and Tattenham Corner stations, and easy access to the M25 all make this a popular location to live in.

For more information, or to book a viewing, please don't hesitate to contact Martin Buhagiar on 07795460499.

Private residents committee is established which holds two meetings per year to maintain the private close, lighting, upkeep of grass verges, each resident contributes £500 Per Annum.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	93
A (92 plus)	
B (81-91)	85
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1692 sq.ft. (157.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026

# 7, Brambling Close

If you would like to arrange a viewing, please call Martin Buhagiar On 07795460499 or a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
 EPC RATING: B  
 COUNCIL: Reigate & Banstead  
 TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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