



Huntersfield, Banstead SM7 3AU

welcome to
Huntersfield, Banstead

A stunning double-fronted barn-style four bedroom detached home combining character with modern living.

On the ground floor, a welcoming entrance hall leads to a spacious lounge and a convenient downstairs w/c. To the rear, the impressive open-plan kitchen, living, and dining area features bi-folding doors that open seamlessly onto the fully landscaped gardens, perfect for family life and entertaining. A separate utility room adds further practicality.

Upstairs, the master bedroom boasts its own en-suite, complemented by three further generously sized double bedrooms and a stylish family bathroom.

A beautifully dressed show home is now available to view.

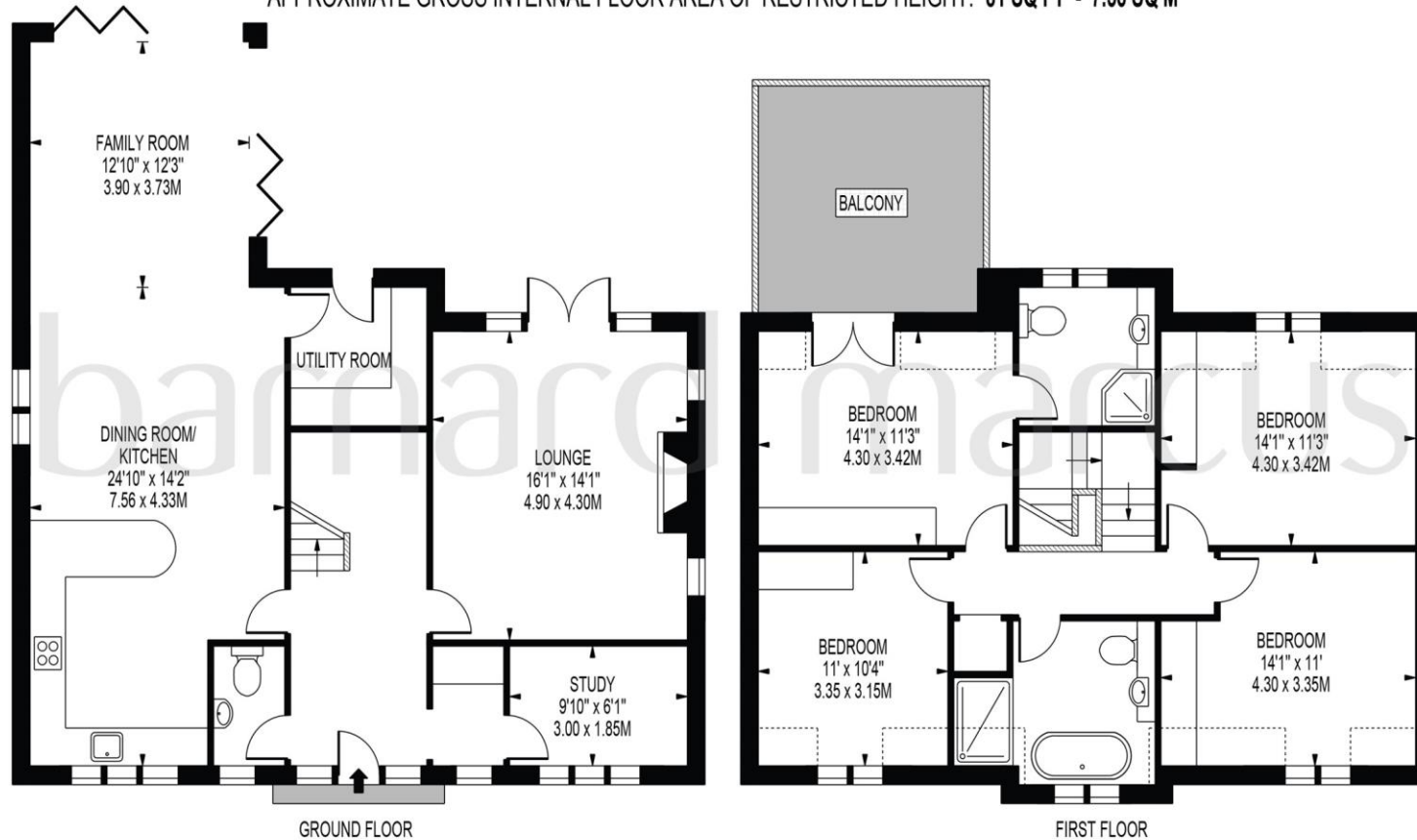


HUNTERSFIELD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1879 SQ FT - 174.60 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 81 SQ FT - 7.56 SQ M



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.

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- Launch date 17th January
- Views over the fields
- Barn style detached family home
- Parking and car barn
- Fully fitted open plan luxury kitchen with stone worktops

Tenure: Freehold EPC Rating: Exempt

£1,300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111030



Property Ref:
SUT111030 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk