

Banstead Village location, backing onto open fields

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Banstead
SM7

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

On the edge of Banstead Village and backing onto open fields, this substantial Tudor style house has a great blend of traditional character and modern luxury.

Around 4,700 sq ft in all, a beautifully presented home for family living on a grand scale with an option to purchase further land of around 2 acres, including fields and stabling.

Offers Invited in excess of £1,500,000

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

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- Hall ▪ Sitting Room ▪ Dining Room ▪ Family Room ▪ Study
- Breakfast Room ▪ Kitchen ▪ Utility Room ▪ Cloakroom
- 5 Bedroom suites each with Bath/Shower Room
- Double Garage ▪ Studio / Games Room above ▪ Broad Frontage of 80’
- Some 110’ x 75’ Rear Garden with Swimming Pool
- In all, around 0.31 Acre
- Up to a further 2 Acres available with Stabling









Built in the 1930s with a traditional Tudor style appearance, this house commands an impressive curved frontage with ample parking for family and guests. Extended and refurbished at considerable expense to maintain its welcoming character, the property now offers luxury family accommodation where all five double bedrooms have modern fitted ensuites.

In addition to the four reception rooms, the breakfast room is open plan to the kitchen and provides the ideal space for family gatherings and informal entertaining. The vaulted kitchen is a showpiece having been fitted with handmade oak cabinets, granite surfaces and breakfast bar. There are integrated appliances and a modern Aga range cooker.

The South facing gardens are level and include a large terrace and a heated swimming pool and the detached double garage is huge and has a studio/games room over which could easily be changed to an independent annexe.











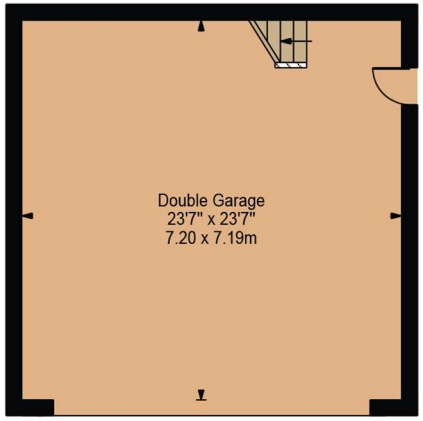
Backing onto open fields and yet just moments from Banstead High Street, this location is a rare find of a semi-rural setting with excellent connectivity.

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.

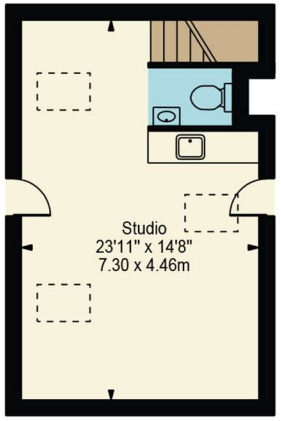
The main towns of Epsom, Reigate and Sutton can all be accessed by car or public transport, bringing more extensive shopping, cinema and theatre within easy each. There are rail services to London from Banstead, Chipstead and Sutton stations and the M25/M23 junction is within a few minutes' drive giving 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.





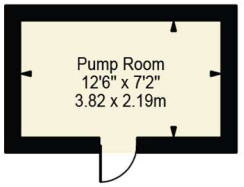
OUTBUILDING GROUND FLOOR

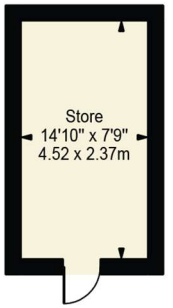


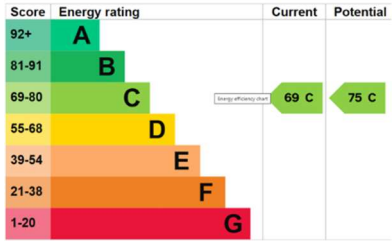
OUTBUILDING FIRST FLOOR

TOTAL FLOOR AREA

4,691 SQ FT / 435.8 SQ M



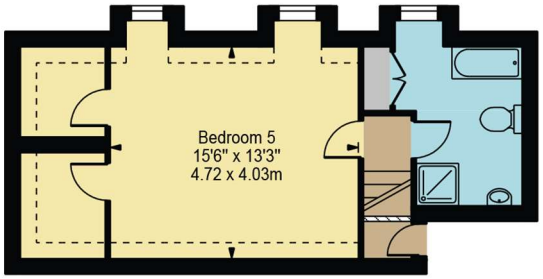




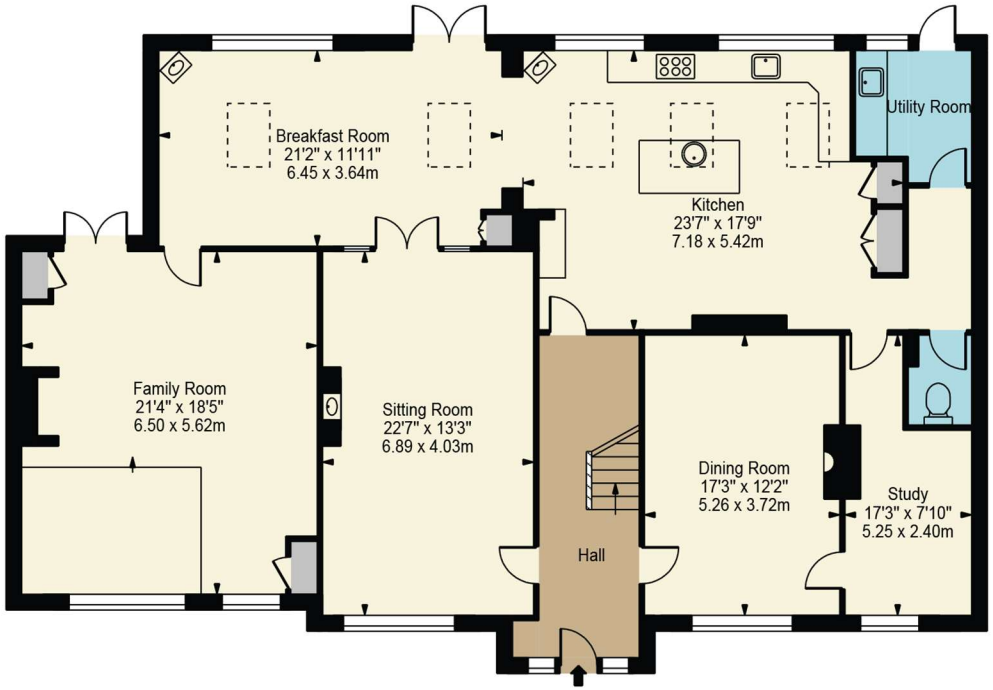
Tenure: Freehold

Reigate and Banstead BC
Council Tax Band: G
All mains services
Broadband: Full Fibre Broadband

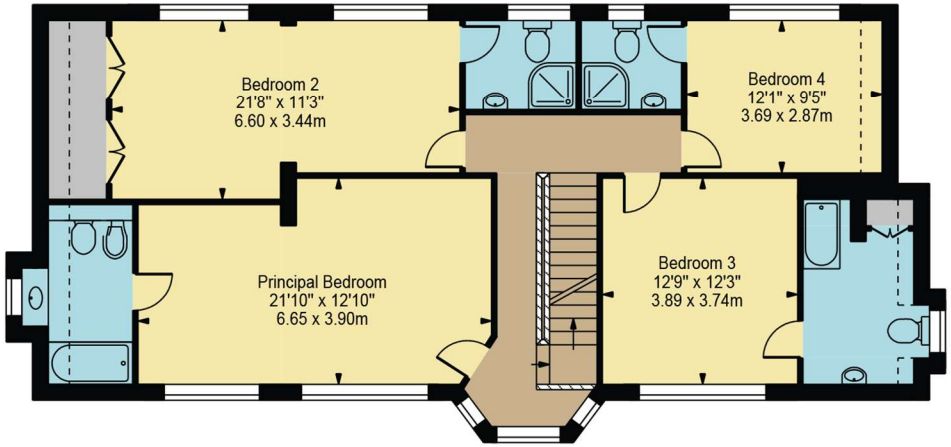
To the best of our knowledge on production of this brochure



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR















The many features of this fine home include:

- Semi-rural ambiance, backing onto open fields
- Further parcels of land are available, even stabling
- Substantial double garage and ample parking
- Easy creation of independent studio flat
- Impressive vaulted kitchen in oak and granite
- Luxury ensuites to all five double bedrooms
- Character features and oak flooring to some rooms
- Working fireplaces and two wood burning stoves
- Replacement double glazing with leaded lights
- Sought after edge-of-village location

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.

