A family home of exceptional quality, just a few minutes from Banstead Village

exclusive to

SAUNDERS

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Banstead
SM7

Banstead Station 2 miles Coulsdon South Station 3 miles
London 40 minutes (Banstead) 25 minutes (Coulsdon South)
Banstead Village 1 mile
Epsom 4 miles Reigate 7 miles
M25 (Junction 8) and A3 (Tolworth) 6 miles
All times and distances are approximate

Just a few minutes' walk from Banstead Village, this impressive detached house is situated in a quiet, tree-lined road with excellent accessibility.

Refurbished in the last few years, a stylish family home of exceptional quality now available with no onward chain.

Price £1,350,000

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

banstead@richardsaunders.co.uk

- Entrance Hall
- Sitting Room
- Family Room or ground floor Bedroom 7 with Ensuite
- Open plan Kitchen – Dining Room
- Utility Room
- Cloakroom
- 5 Bedrooms
- Family Bathroom
- Family Shower Room
- Study / Bedroom 6
- Detached Studio / Office with Cloakroom
- Around 55' Frontage with Driveway Parking
- Some 115' max (d) x 48' (w) Rear Garden

Individually designed and built, this stylish home has been comprehensively refurbished in the last few years to create a chic and contemporary family home.

The interior is bright and beautifully finished throughout and there are so many features to mention such as the oak flooring throughout the open-plan ground floor, the luxury kitchen and bathrooms and the bi-fold doors from the kitchen leading out onto the porcelain-tiled terrace creating perfect places to entertain.

The layout is versatile meaning you can choose how to use many of the rooms; there are up to 7 bedrooms including an accessible, ground floor bedroom with ensuite shower room. Maybe you would prefer a five-bedroom home with games room, family room and top-floor study with Juliet balcony.

The gardens are mature and landscaped and there is ample off-road parking. To the rear, there is an excellent detached studio or office with a cloakroom and potential to create a shower room too.

Available with no onward chain due to our clients' emigration. This wonderful home is sure to impress.

Within just a few minutes of the village, this quiet, tree-lined road creates the perfect setting for a family home.

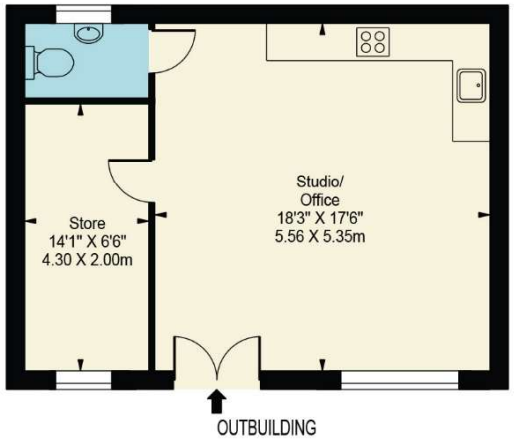
Less than a mile away the bustling High Street has over a hundred shops, cafes and restaurants and there is also a Waitrose Supermarket and M&S Foodstore. More extensive shopping is at nearby Sutton, Epsom or Reigate. Banstead also boasts a choice of excellent schooling.

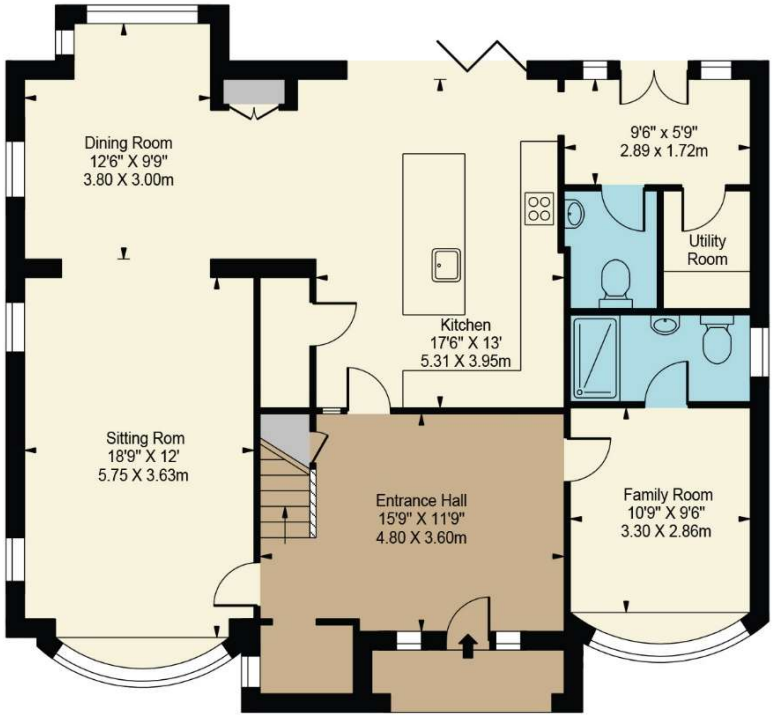
There are rail services from Banstead and Chipstead Stations, with faster services from Coulsdon South Station which is around three miles away. The M25 motorway at Reigate Hill (J8) or the Hooley intersection (J7) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports and the A217 and A23 provide arterial routes into London.

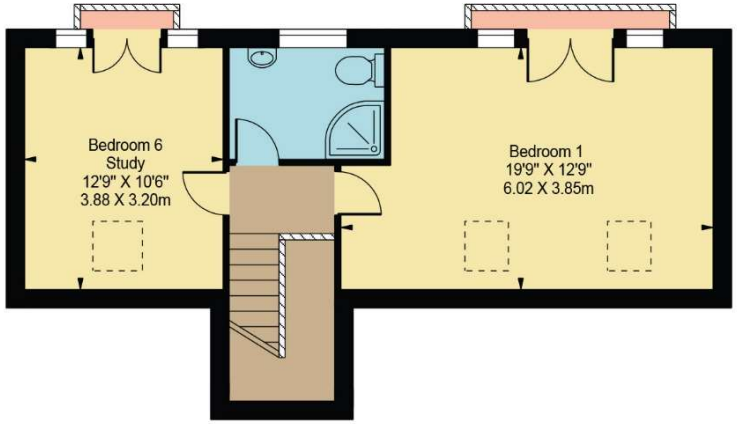
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Banstead Downs, Banstead Woods and Epsom Downs and Racecourse as well as abundant open countryside for walking and cycling. There are many pubs and restaurants nearby and local theatre and cinema are at Epsom and Sutton.

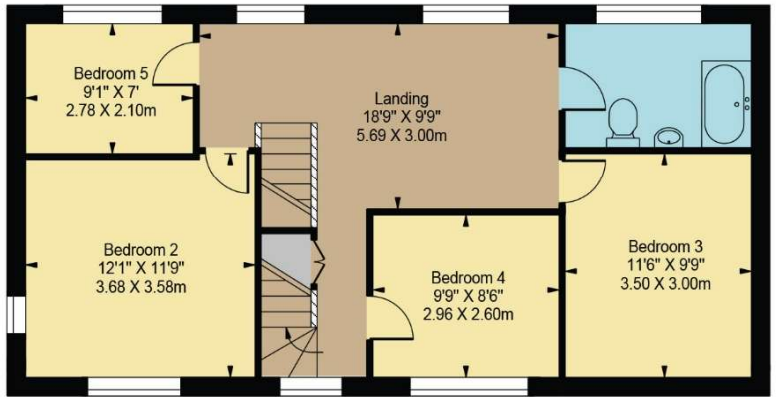
TOTAL FLOOR AREA

2,839 SQ FT / 263.7 SQ M



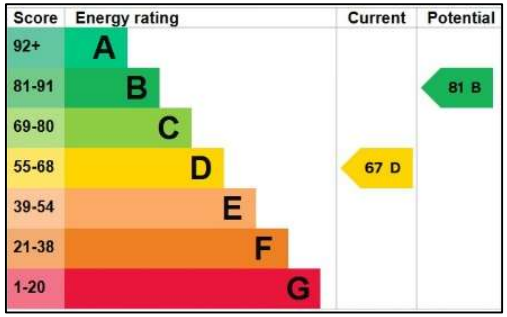






The many features of this fine home include:

- A sophisticated, refurbished family home
- Spacious, open-plan sitting – dining – kitchen areas
- Crisp, contemporary kitchen with quartz granite surfaces
- Integrated appliances and range cooker
- Up to 7 bedrooms including accessible, ground floor suite
- Luxury finish shower rooms and bathroom
- Excellent detached studio / office / guest suite
- Modern gas central heating and double glazing
- Beautiful gardens, plentiful parking
- Available immediately with no onward chain



Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: G
Broadband: Full Fibre Broadband
All mains services

To the best of our knowledge
on production of this brochure

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.