



Substantial and beautifully appointed in this prestigious location

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**9 Chalmers Road
Banstead
SM7 3HF**

Banstead Village 0.5 miles
London 15 miles
London by rail 45 minutes from
Chipstead Station (0.9 miles) or
40 minutes from Banstead Station (1.9 miles)
London Victoria/London Bridge 25 minutes from
Sutton Station
M25 / M23 4 miles

All times and distances are approximate

Positioned in one of Banstead's most sought-after Roads this substantial detached property has been stylishly modernised throughout to create a beautifully appointed home.

A four/five-bedroom detached house of over 3000 sq. ft and with many character features

Price Offers In Excess of £1,400,000

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

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- Entrance Lobby ▪ Reception Hall ▪ Cloakroom ▪ Sitting Room ▪
- Dining Room ▪ Garden Room ▪ Study
- Open Plan Kitchen- Breakfast- Family Room ▪ Family Room
- Four Bedrooms ▪ Eves Storage ▪ En-Suite ▪ Cabin ▪ Off-street parking
- Private garden



It is a challenge to find a more well finished home in this location, an impressive 1930s detached house which has been recently refurbished to create a substantial family home of over 3000 sq ft.

As you enter the house, you are greeted in a large reception hall with an abundance of natural light. There are living rooms for every occasion and purpose, and the huge, open plan kitchen-breakfast-family room has been fitted with a smart range of Shaker style cabinets with quartz-granite surfaces and high-end appliances.

There are Four bedrooms over the first floor, some have an ensuite bathroom, shower room or cloakroom and there is even a ground-floor bedroom or study. An impressive frontage has been laid to driveway parking for many cars in addition the cabin and the rear garden is level, naturally secluded and enjoys a Southerly aspect.

A superb house with space for the family of all generations, also great for those who like to entertain.



In one of the areas' most sought after locations, the property is situated high on the North Downs and just a half a mile walk to Banstead Village. The thriving village high street has over one hundred shops, services, cafes, restaurants and The Woolpack gastropub as well as both Waitrose Supermarket and M&S Foodstore. For more diverse shopping and supermarkets, Reigate, Epsom and Sutton are all within a few minutes' drive and the nearby A217 provides an arterial route to London.

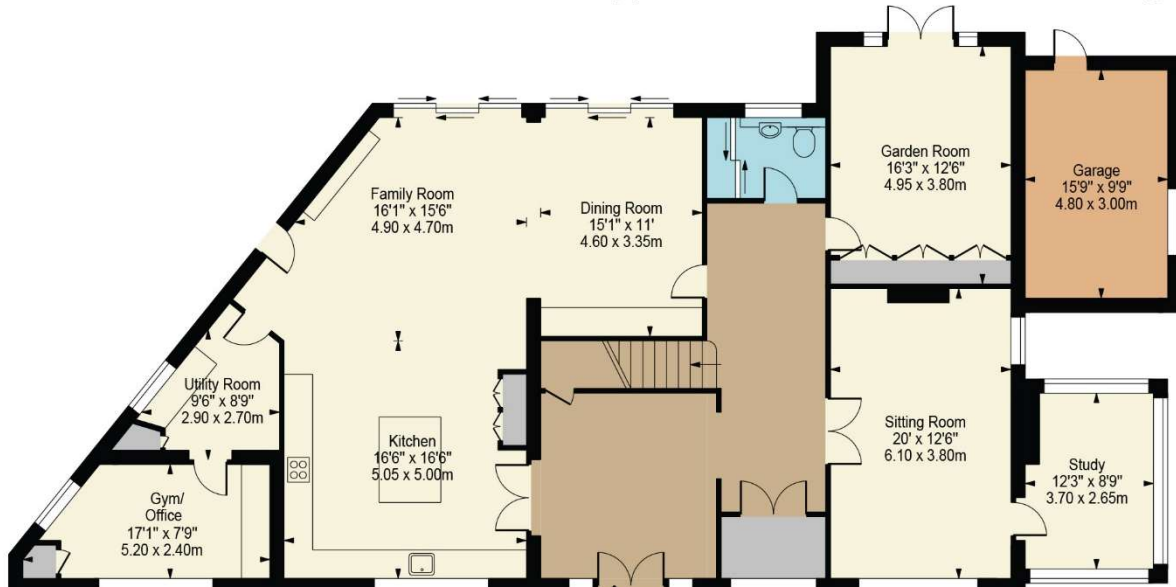
Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports. Frequent rail services to London Bridge and Victoria run from nearby Chipstead Station.

Some of Surrey's finest schools are available locally including Banstead Prep, Whitgift, John Fisher, Sutton High, Epsom College, Reigate Grammar, City of London Freemans, Chinthurst and Aberdour and all within easy reach by public transport and some schools run a private bus service from the area.

Just a short walk from Banstead Woods, the area has venues for almost every conceivable sport, leisure and cultural pursuit including several golf clubs, gyms, tennis clubs, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



Approximate Gross Internal area of Eaves Storage & Restricted Height = 25.53 sq m / 275 sq ft
 Approximate Gross Internal area of Garage = 14.40 sq m / 155 sq ft



TOTAL FLOOR AREA
 3381 SQ FT / 314.1SQ M approx.

Tenure: Freehold
 Local Authority: Reigate and Banstead B C
 Council Tax Band: G
 Services: All mains services

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Prestigious location with excellent accessibility
- Spacious living rooms for every purpose and occasion
- Kitchen-breakfast- family room with modern kitchen
- Four bedrooms
- Within a short walk of Banstead high street
- Large frontage with parking for many cars
- Southerly backing rear garden
- Spacious storage options
- Very good energy rating
- Vendors suited



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