



Substantial and beautifully appointed in this prestigious location.

exclusive to

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## Banstead SM7

London 15 miles  
Banstead Village 1 mile Cheam 3 miles Epsom 3 miles  
Banstead Station to London Victoria: 40 minutes  
Faster rail services at Cheam Station  
M25 at Reigate 5 miles A3 at Tolworth 4 miles  
*All times and distances are approximate*

Backing directly onto Cuddington golf course, this substantial detached house has been refurbished in the last year or so to create a beautifully appointed home capable of housing the largest of families.

A seven-bedroom detached house of over 5,800 sq ft and with many character features.

**Price £1,650,000**

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

[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)



- Entrance Lobby ▪ Reception Hall ▪ Cloakroom ▪ Sitting Room ▪ Sunroom
- Dining Room ▪ Gym with Cloakroom ▪ Study / Annexe Bedroom with Kitchen and Shower
- Open plan Kitchen – Breakfast – Family Room ▪ Laundry Room ▪ Family Cloakroom
- 7 Bedrooms ▪ 4 Bath / Shower Rooms ▪ 2 Cloakrooms
- 2 Garages ▪ Some 80' Frontage ▪ Around 80' x 65' Rear Garden
- In all, around 0.3 acre



It is a challenge to find a more spacious home in this location, an impressive 1930s Tudor style detached house which has been recently refurbished to create a substantial family home of over 5,800 sq ft.

As you enter the house, you are greeted in a large reception hall with Inglenook fireplace. 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' cabinets with quartz-granite surfaces and high-end appliances.

There are seven bedrooms over the first and second floors, some have an ensuite bathroom, shower room or cloakroom and there is even a ground-floor bedroom or study with a private kitchen and shower room.

An impressive frontage has been laid to driveway parking for many cars in addition to two good-sized garages and the rear garden is level, naturally secluded and enjoys a South-West aspect. The fairway of Cuddington Golf Course is immediately behind.

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

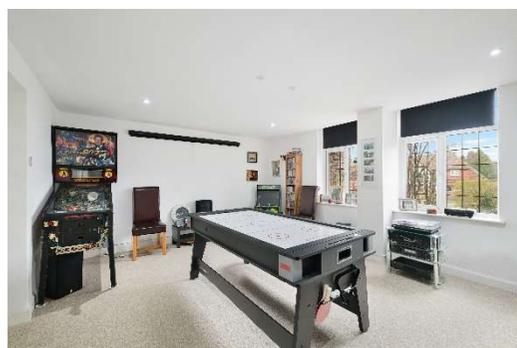


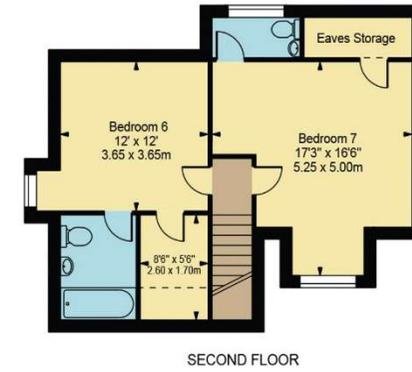
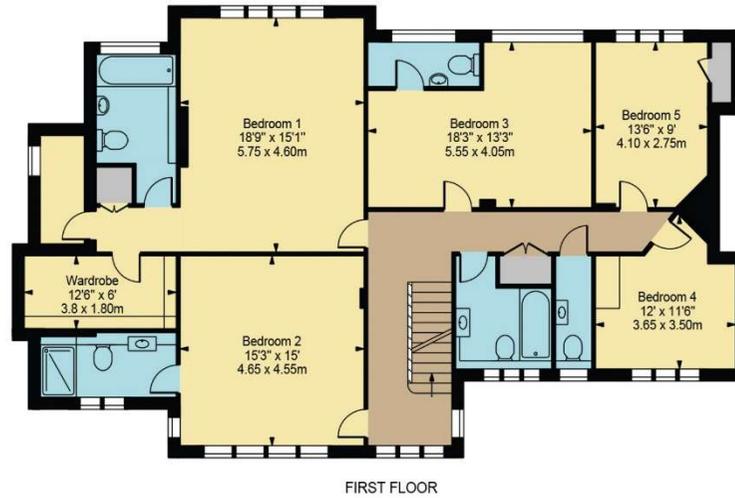
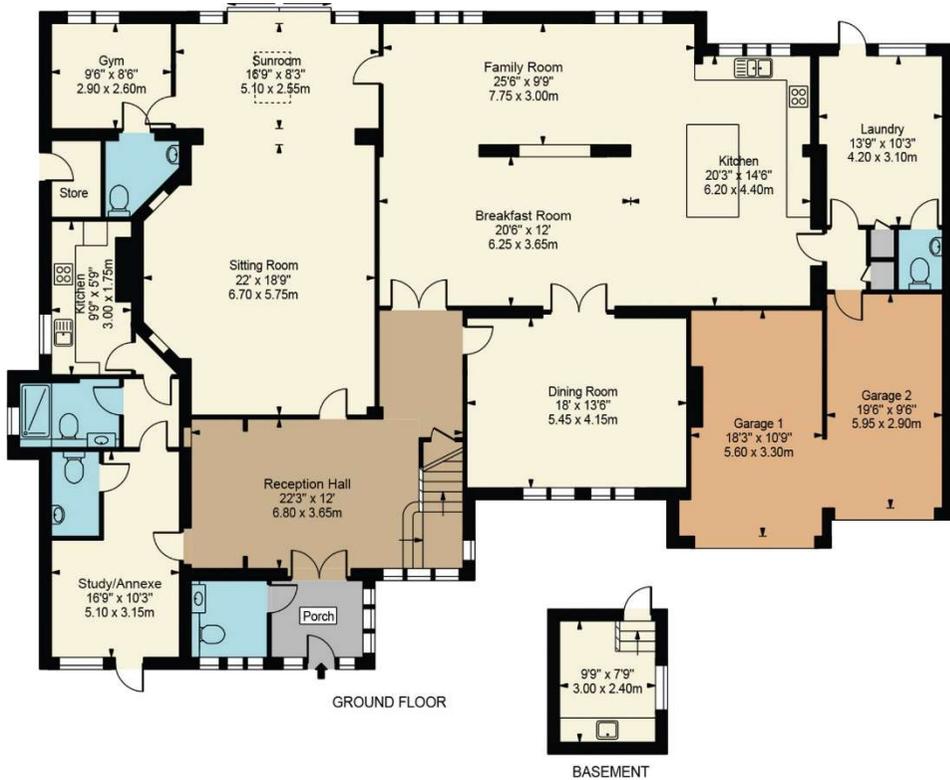
In a prestigious location, on the border of Banstead and South Cheam, the property backs directly onto Cuddington Golf Course.

Whilst the property lies just within the London Borough of Sutton, bringing the potential of access to that Borough's sought-after schooling, whilst there is a choice of excellent schooling too in the Banstead area. Both Banstead Village and Cheam Village are easily reached and offering a range of shopping and supermarkets. Epsom and Sutton are not far away either.

There is excellent accessibility with Banstead Station within a short walk, and Cheam Station within a short drive and offering fast services into London. The A3 arterial road to London is accessed within a few minutes and the M25 can be joined at either Reigate (J8) or Leatherhead (J9) bringing both Gatwick and Heathrow airports, the Channel Tunnel and coastal ports within easy reach.

This location is close to the open spaces of Banstead Downs, as well as Epsom Downs with its World-famous Derby Racecourse, giving many places to enjoy nature, walk, run or cycle. There are many venues for sport and leisure nearby including both Cuddington and Banstead Downs golf clubs, the RAC Woodcote Park Country Club, many pubs, restaurants, cinema and theatre.





**TOTAL FLOOR AREA**  
**5,825 SQ FT / 541.1 SQ M**

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 smart Shaker kitchen
- 7 or 8 bedrooms, several have ensembles
- Gym with cloakroom
- Large frontage with parking for many cars
- South-West backing rear gardens
- Wealth of character features including fireplaces
- Very good energy rating and beautifully presented
- Available with no onward chain



**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.

Tenure: Freehold  
 Local Authority: London Borough of Sutton  
 Council Tax Band: H  
 Broadband: Full Fibre Broadband  
 Services: All mains services are connected  
 To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

