



Exclusive and refined family home positioned within a tree-lined road

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The Drive Banstead SM7 1DQ

Banstead Village 0.6 miles
London by rail 40 minutes from Banstead
Or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

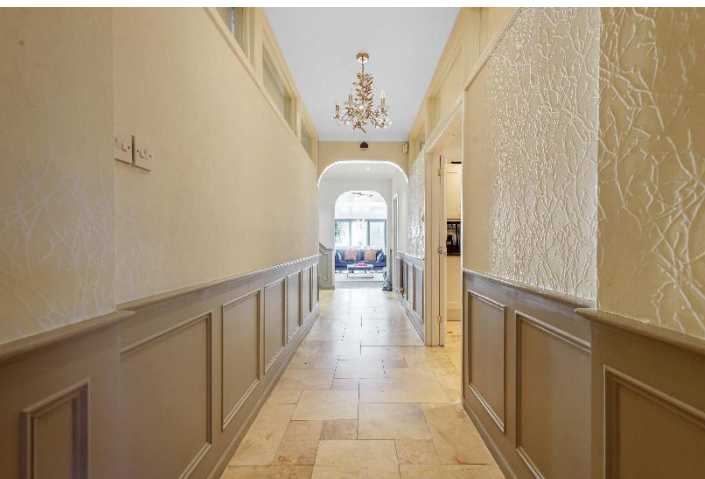
Positioned within this leafy tree-lined road and within moments of Banstead high street is this outstanding family home of classical elegance.

Renovated and extended to a high standard by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

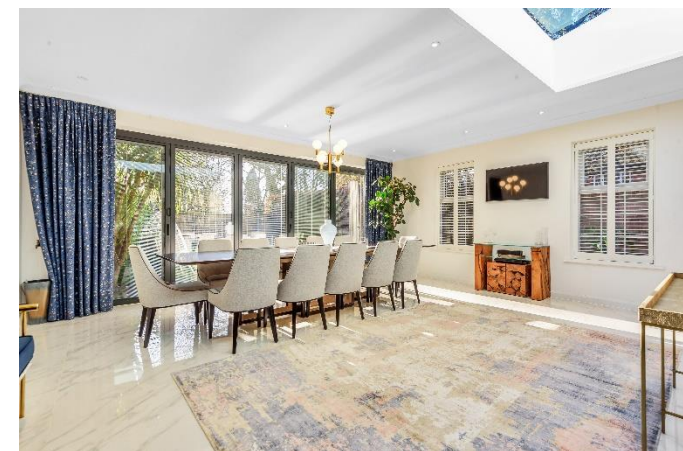
Price £1,350,000

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

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- Hallway ■ Downstairs Cloakroom ■ Utility Room ■ Sitting Room
- Kitchen - Breakfast Room ■ Office ■ Family – Dining Room
- Five Bedrooms ■ Two Ensuites ■ Family Bathroom ■ Balcony
- Off-Street Parking ■ Private South-Facing Garden



This simply stunning five double bedroom detached family home has been recently extended and renovated to a very high specification by the current owners.

Offering versatile accommodation throughout, this swish interior is bright and contemporary, providing all that you would expect of a luxurious family home.

The open-plan living spaces make it perfect for entertaining with family and friends. The designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance along with the mature south-facing garden.

In summary, a superb and substantial Banstead house, an internal viewing is highly recommended to fully appreciate what this home has to offer.



This tree-lined avenue leads to the open spaces of Nork Park and provides a desirable location with excellent accessibility.

Banstead Village is within walking distance, or a short drive and offers over a hundred shops, cafes and restaurants including Waitrose and Marks & Spencer Simply Food. Banstead Station is around a mile away.

Cheam Village, Ewell and Epsom are also easily reached. Nearby the A240 and A217 give arterial access to the A3 and M25 respectively enabling fast road travel to central London and both Heathrow and Gatwick airports.

This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club and the open spaces of Banstead Downs.





The many features of this fine home include:

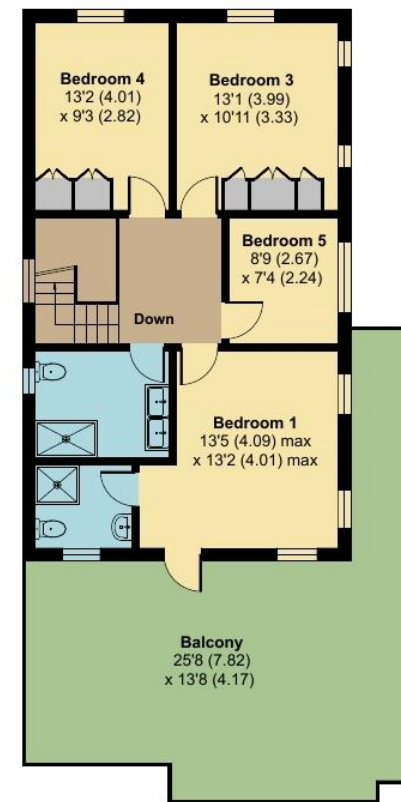
- Five Generous Bedrooms
- Contemporary Integrated Kitchen
- Spacious Sitting Room With Double Doors Leading To The Patio Area
- Luxurious En-Suite To Principal Suite
- Beautifully Refurbished Throughout
- Excellent Storage Throughout
- Mature South-Facing Garden
- Ample Amount Of Off Street Parking
- Planning Permission Granted For Further Enhancements
- Reference 21/01508/HHOLD



GROUND FLOOR

TOTAL FLOOR AREA

2,838 SQ FT / 264 SQ M



FIRST FLOOR

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
All mains services
To the best of our knowledge on production of this brochure

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