



BANSTEAD ROAD, BANSTEAD, SURREY, SM7

£1,450,000 FREEHOLD

Winkworth





BANSTEAD ROAD

BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED FIVE
BEDROOM DETACHED HOUSE
DIRECTLY OPPOSITE BANSTEAD
DOWNS GOLF COURSE, WITH
CUDDINGTON GOLF COURSE A
STONES THROW AWAY.**

The property is located on the outskirts of Banstead village. Banstead railway station with its services into London is within walking distance. The village centre blends both national and local retailers including Waitrose, Marks & Spencer food store, restaurants and coffee shops. Both Sutton and Epsom with their larger town centres are nearby. The A217 gives access to the M25 (Jct.8) which is approximately 5 miles away. There are a number of well-regarded schools for all age groups in the vicinity.



BANSTEAD ROAD

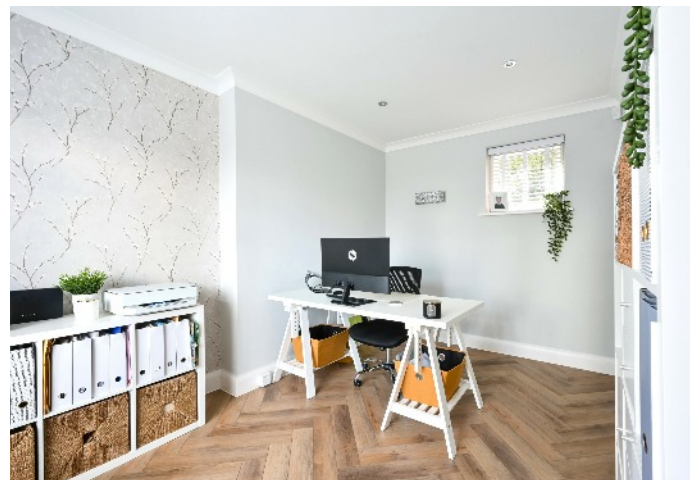
BANSTEAD, SURREY, SM7

This truly exceptional detached home measures just over 3500 square feet. Having been thoughtfully extended and refurbished over time to a beautiful standard by the present owners, the property now offers superb family accommodation in a much sought-after location, just a stones throw from Banstead Downs and Cuddington Golf Courses, and with views over London.

This imposing property has a welcoming wood panelled entrance hall, with a double aspect living room including a feature fireplace and sliding patio doors to the garden, and an adjacent office/study. On the other side of the house is an open plan kitchen/dining room with granite worktops, ample cupboard/unit space, a full range of integrated appliances and a central island. This is complimented by the separate utility room. The bright orangery leads from the kitchen/dining room offering a wonderful view of the garden and has bi-fold doors opening onto the patio. A downstairs toilet off the hallway completes the ground floor.

The first floor provides four double bedrooms with fitted or built in wardrobes, and a family bathroom. The principal bedroom benefits from a large ensuite bathroom (which includes a sauna), the second double bedroom has an ensuite shower room, The second floor is occupied by one large bedroom, a modern bathroom, and generous storage cupboards.

Outside, to the front of the property, ample off road parking is provided for by way of a brick paved carriage driveway, with access to the integral double garage. Side access leads to the



BANSTEAD OFFICE

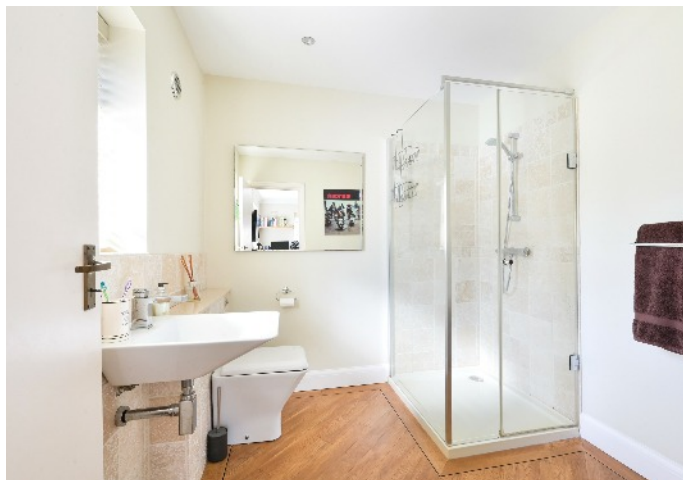
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AT A GLANCE...

- Entrance Hall
- Living Room - 23'10" x 12'10" (7.27m x 3.90m)
- Open Plan Kitchen - 18'4" x 9'10" (5.60m x 3.00m)
- Dining Area - 18'4" x 11'5" (5.60m x 3.47m)
- Orangery - 20'0" x 10'8" (6.10m x 3.24m)
- Utility Room - 12'5" x 6'2" (3.78m x 1.89m)
- Study - 14'1" x 9'6" (4.30m x 2.90m)
- Downstairs WC

- Principal Bedroom - 16'8" x 15'8" (5.08m x 4.78m)
- En-suite Bathroom
- Bedroom 2 - 16'8" x 13'1" (5.08m x 4.00m)
- En-suite Shower Room
- Bedroom 3 (2nd Floor) - 37'5" x 13'1" (11.40m x 4.00m)
- En-suite Shower Room
- Bedroom 4 - 12'10" x 10'5" (3.92m x 3.18m)
- Bedroom 5 - 11'4" x 7'7" (3.45m x 2.30m)
- Family Bathroom

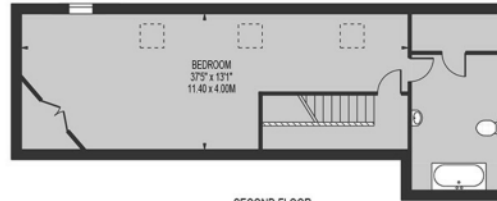
- Carriage Driveway
- Double Garage - 17'11" x 16'0" (5.45m x 4.87m)
- Rear Garden - 192' max (58.52m) approximately
- Summer House - 7'11" x 5'10" (2.42m x 1.77m)



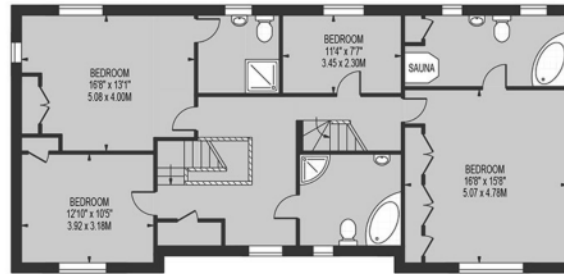


BANSTEAD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3625 SQ FT - 327.47 SQ M
 (INCLUDING GARAGE & EXCLUDING SHED)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 286 SQ FT - 26.54 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 41 SQ FT - 3.82 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	79
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Banstead office

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Winkworth

See things differently.