



THE DRIVE, BANSTEAD, SURREY, SM7

£1,395,000

FREEHOLD

Winkworth



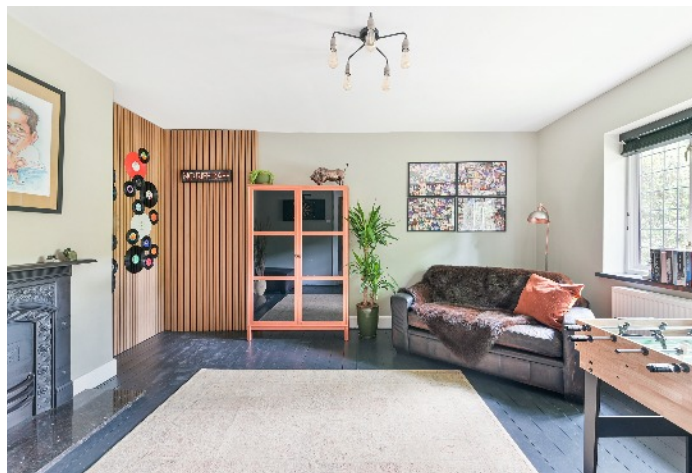


THE DRIVE

BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED FOUR
BEDROOM DETACHED HOUSE SET IN A
HIGHLY REGARDED AND SOUGHT-AFTER
TREE LINED ROAD.**

The property is located on the outskirts of Banstead village, close to the green open spaces of Nork Park. 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 in the vicinity, both private and state run for all age groups.



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This truly stunning detached home has a contemporary finish throughout. 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 Nork Park and within easy reach of Banstead Village.

This attractive property has a bright welcoming tiled entrance hall, which leads into the open plan kitchen/dining/family room at the rear benefiting from a lovely view over the garden. This space is essentially the hub of the house with ample room for two sofas, dining table and chairs, and a high quality kitchen, complimented by the adjacent utility room. There is a separate lounge to the rear with french doors opening into the garden, as well as a family or dining room to the front, and a generous study/office. A downstairs WC completes the ground floor.

The first floor provides four bedrooms. The principal bedroom benefits from a large ensuite bathroom (which includes a bath and separate walk-in shower), with three further double bedrooms, all served by a well-appointed family bathroom.

Outside, to the front of the property, off road parking is provided for by way of a generous block paved driveway, with access to the integral double garage, which in turn has stairs down into the cellar. Side access leads to the beautiful and secluded rear garden which is framed by mature hedges, and benefits from views towards London, a fabulous raised patio area, steps down to two separate lawned areas, and a brick built garden storage shed.

BANSTEAD OFFICE

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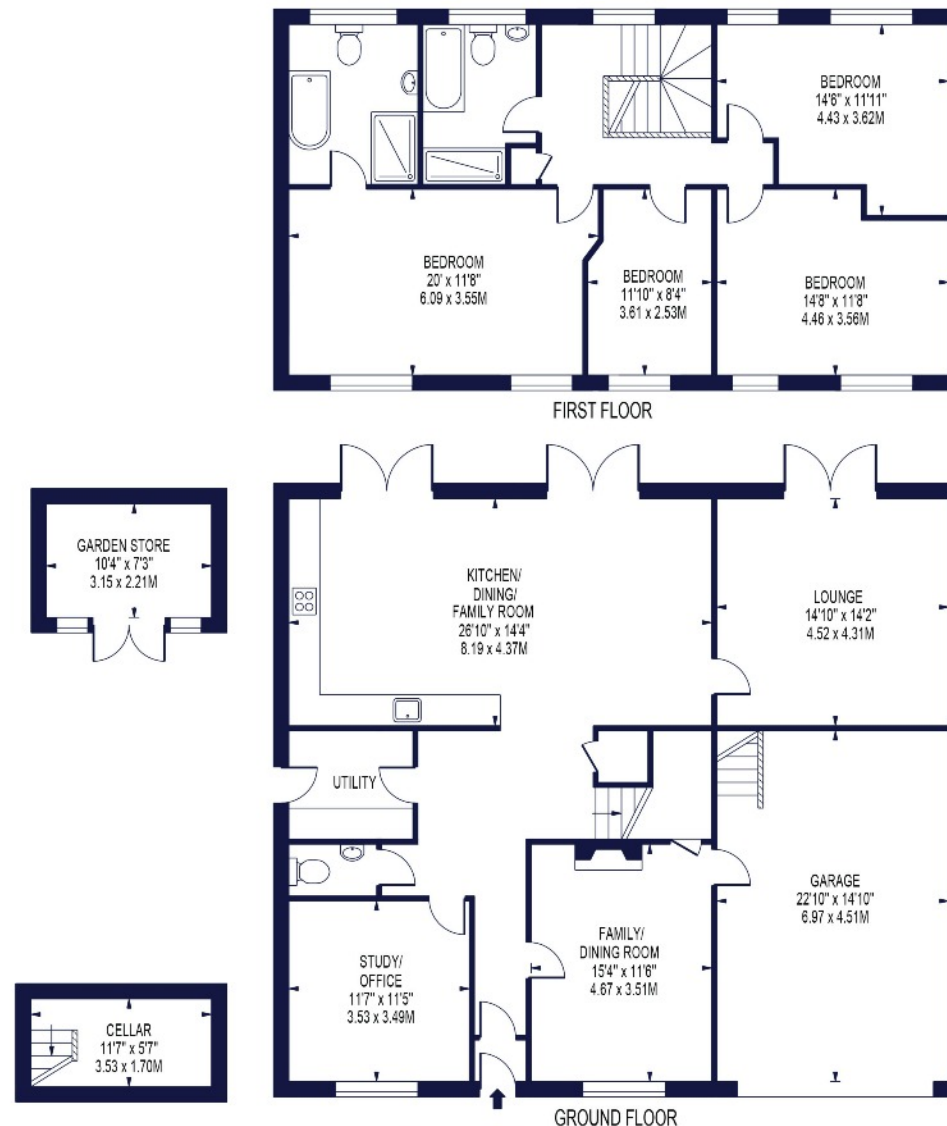
AT A GLANCE...

- Entrance Hall
- Open Plan Kitchen/Dining/Family Room - 26'10" x 14'4" (8.19m x 4.37m)
- Lounge - 14'10" x 14'2" (4.52m x 4.31m)
- Family/Dining Room - 15'4" x 11'6" (4.67m x 3.51m)
- Study/Office - 11'7" x 11'5" (3.53m x 3.49m)
- Utility
- Downstairs WC
- Principal Bedroom - 20'0" x 11'8" (6.09m x 3.55m)
- En-suite Bathroom
- Bedroom 2 - 14'6" x 11'11" (4.43m x 3.62m)
- Bedroom 3 - 14'8" x 11'8" (4.46m x 3.56m)
- Bedroom 4 - 11'10" x 8'4" (3.61m x 2.53m)
- Family Bathroom
- Cellar - 11'7" x 5'7" (3.53m x 1.70m)
- Double Garage - 22'10" x 14'10" (6.97m x 4.51m)
- Rear Garden - 112' max (34.14m) approximately
- Garden Store - 10'4" x 7'3" (3.15m x 2.21m)





APPROXIMATE GROSS INTERNAL FLOOR AREA: **2558 SQ FT - 237.63 SQ M**
 (INCLUDING GARAGE & EXCLUDING GARDEN STORE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **317 SQ FT - 29.43 SQ M**
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN STORE: **75 SQ FT - 6.96 SQ M**



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	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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Winkworth

See things differently.