

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

146, Banstead Road
Epsom
KT17 3HN

If you're on the hunt for an immaculate 6 bedroom family home over three floors situated in a prime location for access to Epsom, Banstead, Sutton and beyond, then stop scrolling, look no further, we may just have what you're looking for.

£1,885,000



6



3



5



4+



- Superb 6 bed spacious family home
- Finished to an impeccable standard throughout
- Close to transport links and local amenities
- Just under 4,000 sq ft of accommodation
- Exceptional open-plan kitchen/dining space
- Viewing by appointment only



PROPERTY DESCRIPTION

For anyone looking to buy in the market, you will be familiar with the usual mix of properties that are either needing to be completely refurbished, maybe some that look ok on the surface but probably need more than you initially think, and then those that have had a so called “refurbishment” but actually it’s either not been done very well or really isn’t to your style so you’d end up having to do it all again! Sound familiar? Well, what if we offered you the opportunity to buy something that ticked every box, that surpassed your expectations, your ability to produce your dream home, and all with a timeless style that just allows you to just move in and make it “your” home.

Some homes simply stand out from the moment you walk through the door. This is one of them. Imagine a home where every detail has been considered, every finish carefully chosen and every space beautifully brought together. A home where contemporary luxury meets sophisticated design and feels effortlessly welcoming. Meticulously transformed by the current owners, this outstanding family home offers a rare opportunity to enjoy the very best of modern living, with all the hard work already done. No renovation, no work to be done, all that remains is to move in, make yourself at home and enjoy everything this remarkable property has to offer.

Situated between the towns of Epsom, Sutton and Cheam, is an outstanding family home that has been meticulously renovated by the current owners, with exceptional attention to detail, bespoke craftsmanship and luxurious finishes throughout. The extent of the specification is almost endless, but there are certain things that we feel should be highlighted, such as climate-controlled heating and air conditioning to key areas of the house, smart lighting across both internal and external areas including the garden studio, integrated app-controlled audio system, electric blinds, high level security system and much, much more besides.

From the moment you step through to the entrance hall, the tonal centre of the home is immediately present, and it follows throughout the house with a comforting familiarity, whilst each room and area is treated with its own personality. Chevron style carpeting up the staircase is complimented by bespoke understairs storage and custom-built boot room area. The theme continues, through the use of herringbone flooring and the use of lighting is both intuitive and mood creating. Like most homes of this quality, particular attention has been paid towards the kitchen area, with a bespoke design embracing contemporary style with practical luxury, featuring a stunning ash green colour to the cabinetry, stone worktops, Bosch appliances, Quooker boiling-water tap, ceramic sink, and our particular favourite, a bronze pot filler above the induction hob, which is both stylish but also insanely convenient! The layout flows well, and provides spacious reception room spaces, utility room and cloakroom, featuring Lusso Stone sanitaryware and ribbed wall paneling.









PROPERTY DESCRIPTION

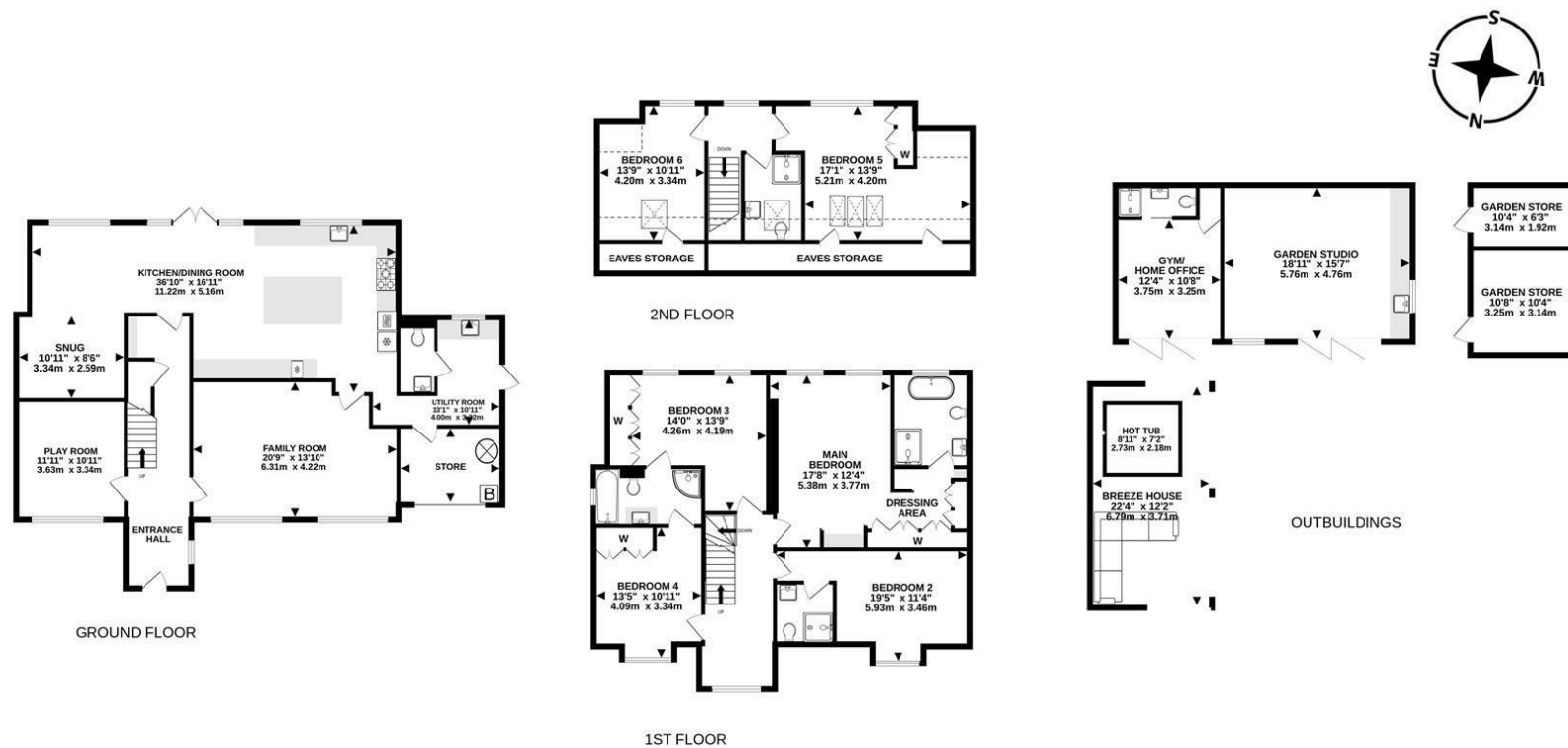
All 6 bedrooms are finished with high-quality carpeting, integrated lighting and another of our favourites, electric blinds, which is a really great touch and one we see only too seldom, as well as fitted wardrobes in 5 of the bedrooms. The primary bedroom and en-suite enjoy the added luxury of integrated wired ceiling speakers; just another little touch which makes such a big difference. To the second floor is an impressive suite with separate shower room, and from here you get the benefit of enjoying great views towards London and Epsom Grandstand; on a clear day, of course!

As you expect by now, when the owners approached the outside areas, they did so with the same relentless approach that they applied so successfully to the interiors. The brick work, the resin bonding, the planting design, and a discreet but effective security pole at the entrance of the drive, all part of their vision, which continues to the stunning south facing back garden, with resin bonding used yet again, terracing, central lawns, and the same attention to detail to planting and garden design. And just when you thought you'd seen it all, there is more, in the shape of a luxurious garden room, designed as a versatile extension to the main house, and comprising two rooms and fully integrated kitchen with quartz worktops. A further garden building provides two insulated storage areas, offering valuable space for a multitude of uses.

Banstead Road enjoys a convenient position on the edge of Epsom and Ewell, offering a great combination of excellent transport links, local amenities and beautiful green spaces. Ewell East station is close by, with Epsom station also easily accessible, providing regular services towards London. Epsom town centre offers a wide selection of shops, cafés, restaurants and leisure facilities, while nearby Epsom Downs, Epsom Common and Horton Country Park provide plenty of opportunities for walking and enjoying the outdoors.

The area is particularly popular with families, benefiting from a selection of well-regarded schools and a choice of recreational facilities. With easy access to the surrounding Surrey countryside as well as London, Banstead Road is a highly desirable location for both families and commuters.

For further information, or to arrange a private viewing, please contact Peter Kennedy or a member of the Sales team on 01737 817718 or email sales@kennedys-ipa.co.uk



MAIN HOUSE 279.7 SQ.M (3011 SQ.FT) OUTBUILDINGS 84.3 SQ.M (908 SQ.FT)

TOTAL FLOOR AREA : 3918 sq.ft. (364.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

146, Banstead Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Sutton

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT