

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Clifton House  
4, Warren Road  
Banstead  
SM7 1LA

A beautifully refurbished family home offering close to 3,200 sqft of accommodation, including four bedrooms and four bathrooms. Finished to an exceptional standard throughout, the property combines open-plan living with landscaped gardens, entertaining terraces and a swimming pool; all ideally located in the popular village of Nork.

£1,300,000



- Four bedroom/four bathroom Colonial style home
- Open-plan living with bi-fold doors and ceiling speakers
- Swimming Pool
- Close to stations, schools and amenities
- Beautifully refurbished to an exceptional standard
- Landscaped rear garden with entertaining terraces
- Detached garden studio with shower room
- \*Viewing by appointment\*



# PROPERTY DESCRIPTION

Having seen the attention to detail and execution that our clients have applied towards this stylish family home over the past 3 years, it was nothing less than a privilege to be invited back for one final visit now and just take in the accumulative effect and impact that it has made. Sure, there is a growing appetite, trend even, for refurbishing, and maybe extending, a property and creating your own home, and we have certainly seen the full spectrum of both ends of the scale over the years, but seldom do we meet and work with such discerning clients, and the results are clear to see from the moment you set eyes on the striking external elevations, as this well balanced home invites you to fulfil your curiosity; and it doesn't disappoint.

This Colonial style, double fronted, four bedroom, four bathroom home offers a spacious and flexible layout and a footprint of close to 3200 sq ft, including a detached garden studio with shower room. As both the floor plan and photography will show, this is a home that offers bedrooms and bathrooms on both floors, as well as the classic combination of bottom-heavy open plan living with high end quality of finishes such as oak floors, designer kitchen, stylish joinery, double glazing, downlighters, bi-folding doors, shutters, ceiling speakers, and more besides.

And as often the case with homes of this calibre, the outside areas are just as impressive and user-friendly as the internal elements, including brick paved front drive and forecourt area that provides ample parking for both personal and guest use. Whilst to the rear is a large entertaining terrace directly off the back of the house, with steps leading up to formal lawns and up to a second terrace area, perfect for summer evenings with friends and family, with the addition of the garden studio and pool adding further style and purpose to this part of the plot.

This is not one of those homes that looks better on the screen than it does in real life; trust us. So please do feel free to let us know whether you have any further questions or of course are interested in arranging a personal viewing.





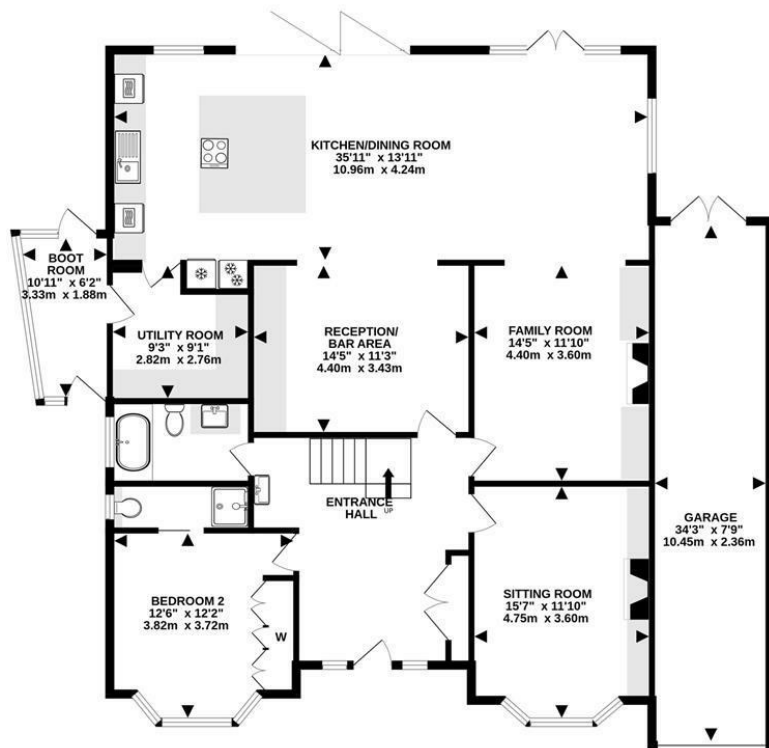


# LOCAL AREA AND AMENITIES

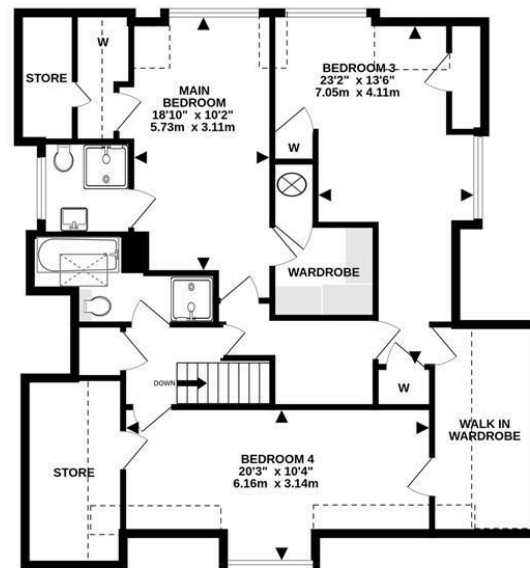


Warren Road is tucked between the villages of Banstead and Nork, around 10 to 15 minutes' walk from Banstead station. The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

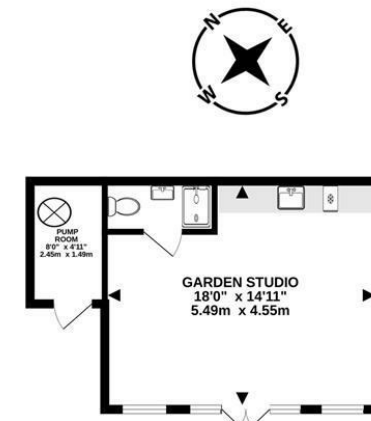




GROUND FLOOR  
1809 sq.ft. (168.1 sq.m.) approx.



1ST FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.



THE POOL HOUSE  
308 sq.ft. (28.6 sq.m.) approx.

TOTAL FLOOR AREA : 3167 sq.ft. (294.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>174 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Mid energy efficient - higher running costs</p>	<p>71</p> <p>79</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

# Clifton House, 4, Warren 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: Reigate and Banstead  
TAX BAND: G

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[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

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