



The Drive, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £1,300,000 Freehold

- Chain Free
- Mature large, private garden with raised patio area
- Spacious open plan kitchen/dining/family room with views over the garden
- Three further reception rooms offering versatile accommodation
- Beautifully presented throughout
- Driveway providing ample amount of off street parking
- Integrated garage with internal access
- Four generous bedrooms including principal bedroom with contemporary en suite
- Located within this popular tree lined road within walking distance of Banstead Village, Banstead Station and Nork Park

A beautifully presented four bedroom detached home, set on a sought after tree lined road close to Banstead Village and Nork Park. Finished to a high standard throughout, the home has been thoughtfully modernised to create a bright and spacious interior, perfectly suited to contemporary family life.

Offering stylish living with an open plan high quality kitchen/dining/family space, three further separate reception rooms and a utility/boot room, alongside four well proportioned bedrooms including a principal suite with en suite.

Further benefits include a generous driveway, integral double garage, cellar, and a substantial private landscaped garden with raised patio and views towards London.

The property is entered via a spacious and inviting hallway, finished with elegant tiling, which sets the tone for the rest of the home. To the rear, a striking open plan kitchen, dining and living space spans the width of the house, designed with both everyday living and entertaining in mind. This impressive area enjoys an abundance of natural light and offers direct views over the garden, with plenty of room for seating and dining alongside a sleek, well equipped kitchen.



Complementing this central living space are three additional reception rooms, including a generous rear lounge with doors opening onto the garden, a versatile front reception room suitable for formal dining or family use, and a well-proportioned study ideal for home working. A utility/boot room and a guest cloakroom completes the ground floor layout.

Upstairs, the accommodation continues to impress with four spacious bedrooms. The principal suite benefits from a luxurious en suite bathroom featuring both a freestanding bath and separate large rainfall and column shower, while the remaining bedrooms are served by a contemporary family bathroom with bath and separate shower. The current owners have had plans drawn up to add a further two double bedrooms, each with its own en suite, offering excellent potential to further enhance both space and value (subject to planning approval).

Outside, the front of the property provides ample off street parking via a smart block-paved driveway, along with access to an integral double garage, which also leads to a useful cellar space below. The sunny rear garden offers a high degree of privacy, bordered by mature planting and thoughtfully landscaped to create distinct areas for relaxation and recreation. A raised terrace provides the perfect setting for outdoor dining, with steps leading down to well maintained lawns and a substantial brick built garden store.

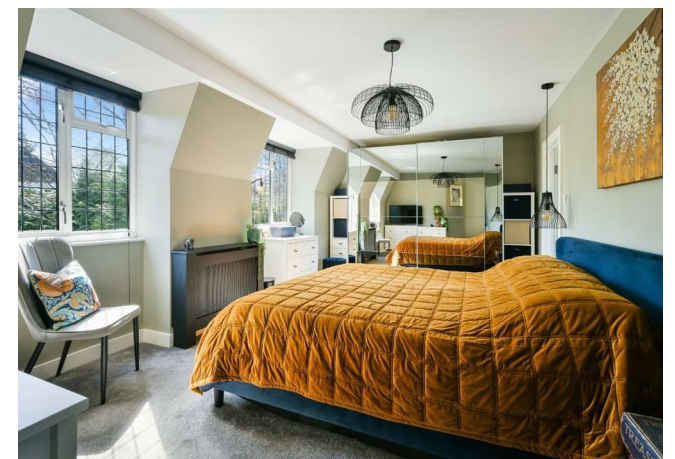
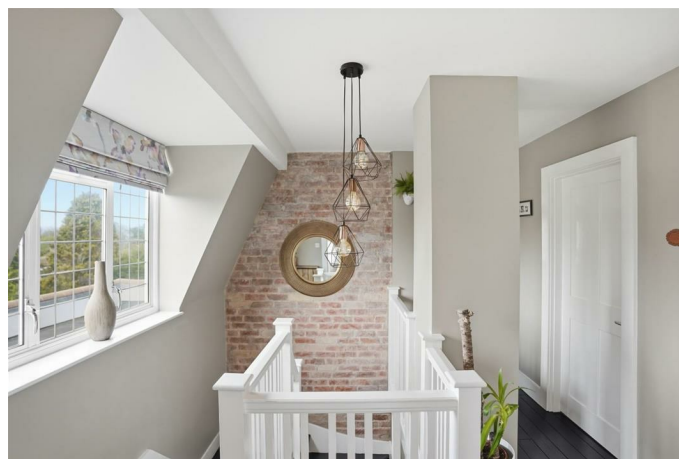
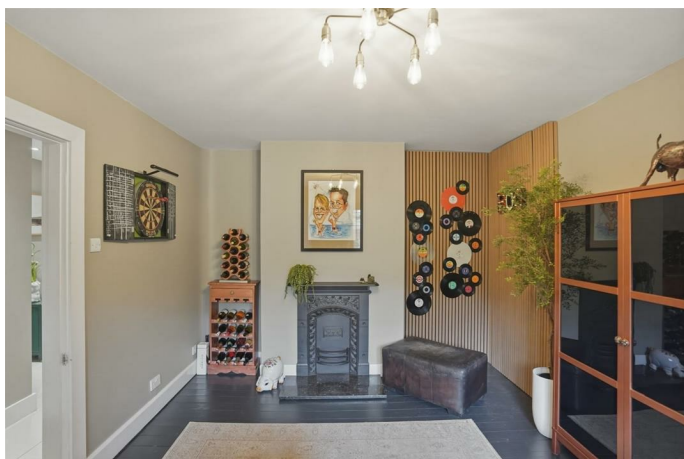
Situated along a picturesque, tree lined avenue leading directly to the green open spaces of Nork Park, this location offers both tranquillity and outstanding convenience. Banstead Village is within easy walking distance or a short drive, providing a vibrant selection of over 100 shops, cafés, and restaurants, including well known retailers such as Waitrose and Marks & Spencer Simply Food. For commuters, Banstead Station is approximately one mile away, while the nearby centres of Cheam, Ewell, and Epsom are all readily accessible.

The area is particularly well connected by road, with the A240 and A217 close at hand, offering direct routes to the A3 and M25, and enabling efficient travel into central London as well as to Heathrow and Gatwick airports.

Renowned for its setting within the Surrey Downs, the area also benefits from an excellent choice of schooling across Banstead, Sutton, and Cheam. A wide range of recreational opportunities are nearby, including golf at Cuddington Golf Club, scenic walks across Banstead Downs, and a variety of sports, leisure, and cultural amenities.

Tenure - Freehold  
Council Tax Band - G





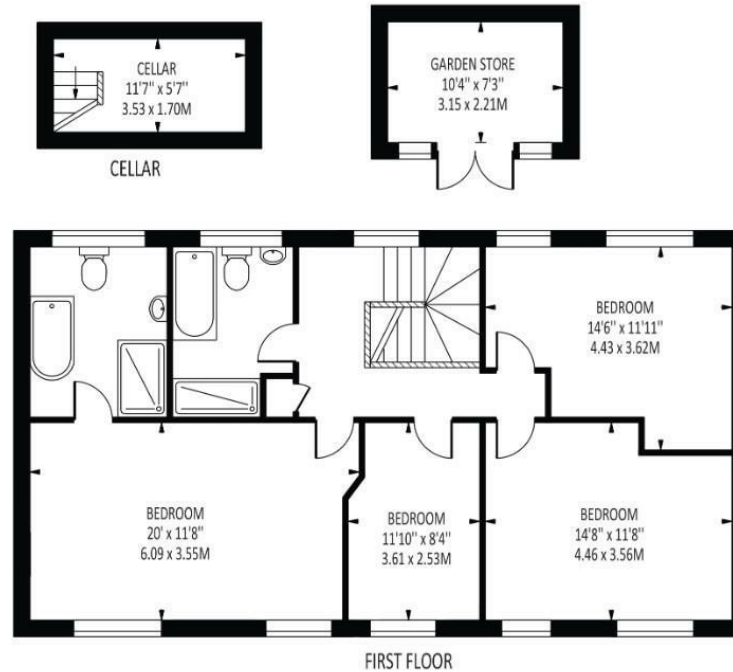
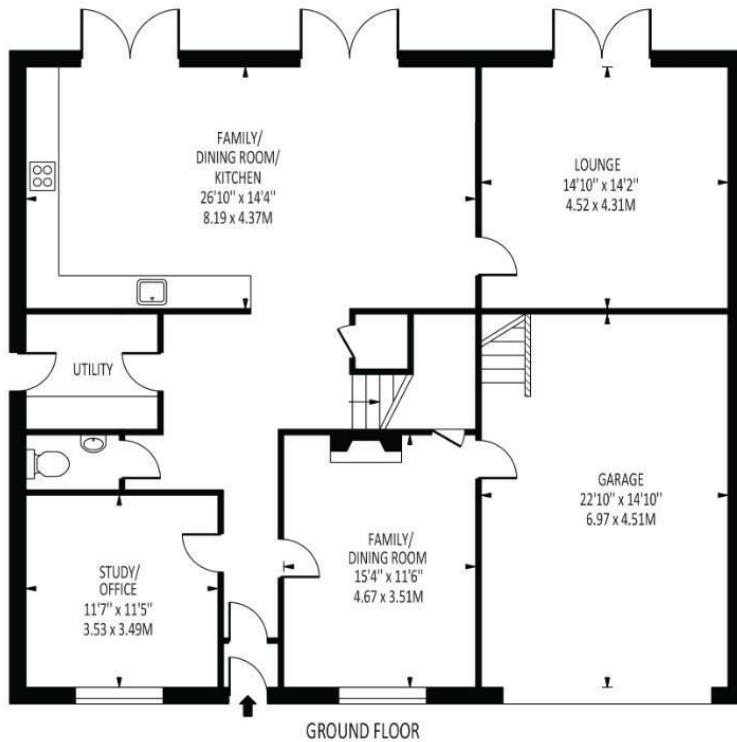






## The Drive

Total Area: 2633 SQ FT • 244.61 SQ M  
(Including Garage & Garden Store)  
Garage Area : 317 SQ FT • 29.43 SQ M  
Garden Store Area : 75 SQ FT • 6.96 SQ M



Disclaimer: 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 of 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 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



