



Beechfield, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £1,500,000 Freehold

- 3068 sq ft detached property
- Five bedroom house
- Ensuites to bedrooms one and two
- Open plan kitchen/breakfast/family room ( 33'3 x 19'3 )
- Four reception rooms
- Garage ( 25 x 13'9 )
- Heated swimming pool in rear garden
- Situated on 0.26 of an acre plot
- Private road
- Within walking distance of Banstead village

The Personal Agent are delighted to offer for sale this 3068 sq ft five bedroom detached property situated in an exclusive private road within walking distance of Banstead village and on 0.26 of an acre plot.

The property has been modernised throughout by the current owners to a very high standard. Benefits include ensuites to bedrooms one and two; an open plan kitchen/breakfast/family room ( 33'3 x 19'3 ), a heated outdoor pool and plantation shutters throughout.

The property consists of an entrance porch that leads to a reception hallway ( 18'3 x 12 ) with a turned staircase to the first floor. From there you have access to the formal sitting room ( 23'3 x 18'4 ) which is triple aspect with bi-fold doors to the rear, Antico flooring; separate dining room with windows to the front and



direct access to the garage; open plan kitchen/breakfast/family room measuring 33' x 19' with bi-fold doors and enjoying a full outlook to the rear garden, generous patio, heated pool and entertainment gazebo; well-appointed kitchen complete with utility room, guest cloakroom and a separate games room/bar to the side with access to rear garden.

The first floor accommodation consists of five bedrooms, two with ensuite shower rooms, and a family bathroom.

The house is set back from the road with an expansive front lawn, shrub borders and a driveway providing parking for several cars.

The property is a short walk from the heart of the

village with its excellent high street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes and Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8). There are rail services at Belmont Station approximately 1.2 miles away & Banstead Station approximately 1.5 miles away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure - Freehold  
Council tax band - H











The **PERSONAL** Agent

## Beechfield

Total Area: 3068 SQ FT • 285.01 SQ M

(Including Garage)

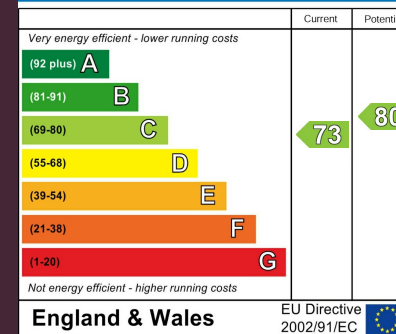
Garage Area: 325 SQ FT • 30.18 SQ M



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



#### 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 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

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



**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.

