



Cuddington Park Close, Banstead

The **PERSONAL** Agent

Offers In Excess Of £1,500,000 Freehold

- 2540 Sq Ft Property
- Detached four bedroom family home
- Three bathrooms, two of which are en-suite
- Open plan kitchen diner/living area
- Snug
- Study
- Double garage
- Private driveway
- Private gated development
- No onward chain

The Personal Agent team are delighted to offer this 2540 sq ft detached property for sale, located in a prestigious gated development. Banstead's best kept secret, down a long tree-lined driveway, one finds an exclusive small neighbourhood, where houses seldom change hands. This newly renovated home has four large bedrooms, three bathrooms, two of which are en-suite. There is a stunning open plan kitchen dining/living area with views across a beautifully landscaped, award-winning garden.

On the ground floor, the property consists of an entrance hall, guest cloakroom, study, front reception room /snug and a large open plan kitchen dining/living area. There is a double garage with remote controlled doors, with direct access to the



home via the utility room, and a private spacious driveway for several cars.

On the first floor are four double bedrooms and three bathrooms. There is a spacious loft for storage.

Outside to the rear is a beautifully manicured garden.

The location of this home is fantastic: It lies between two golf courses – Cuddington Park Golf Course and Banstead Golf Course. At the bottom of the close is the meadow which is managed by the Surrey Wildlife Trust and cows and sheep are brought there each year alternately to graze after the wild flower season, where the rare Surrey Blue butterfly is found pollinating the kidney vetch. Through the meadow

one finds a lovely woodland walk which leads on to Banstead Golf course which is a common, allowing one to walk dogs and even horses.

Banstead railway station is approximately 0.3 miles away which is generally an 8 minute walk and provides regular links to Victoria via Sutton. Ewell East and Sutton Stations are also easily accessible, offering many quicker commute options. There are excellent schools nearby, both in the state and public sectors.

Offered for sale with no onward chain, your early viewing is highly recommended by the vendor's sole agent.

Tenure - Freehold

Council Tax Band – H





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Total Area: 2540 SQ. FT • 235.97 SQ. M

(Including Garage)

Garage Area : 297 SQ. FT • 27.55 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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	

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.

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