

# Butler's

thoughtful estate agency



Upper Pines  
Banstead, SM7 3PU

Guide price £875,000



# Upper Pines

Banstead, SM7 3PU

Every now and again a house comes to market that is truly exceptional, with this stunning 4/5 bedroom newly extended &refurbished detached home being one such property. It really is a house that has been fastidiously built without compromise, and if you love to entertain, there is no other property quite like it on the market or likely to be in the near future. Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly coveted location, you have excellent schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, enhancing your well-being. Inside the house, the lounge is a fabulous space for you to relax and entertain in, being perfect for you to snuggle down with a good book, with the large windows flooding the room with light. The real heart of the home is the incredible kitchen/diner, with an abundance of workspace to really cook up a storm - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones on the kitchen island, looking forward to the day ahead. For more formal dinner parties, the dining space is a wonderful place to entertain in, drink in hand, spilling out onto the garden via the large bi-fold doors after your lovely evening meal. Upstairs, the bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly stylish surroundings. All the rooms are also served by either a beautiful modern bathroom or the option of an en-suite. Lastly, the house has 2 further bedrooms/study on the ground floor, with all the rooms being served by yet another exceptional bathroom. Outside, the wonderful landscaped garden will be great for every age range, with a driveway & garage to the front providing off street parking and incredible outbuilding to the rear boasting its own shower room.

GROUND FLOOR





**Hallway**  
**Kitchen/Dining Room**  
 $27' \times 12'4$  (8.23m x 3.76m)  
**Family/Dining Area**  
 $28'4 \times 10'1$  (8.64m x 3.07m)  
**Living Room**  
 $14'10 \times 10'11$  (4.52m x 3.33m)  
**Bedroom**  
 $12'1 \times 11'2$  (3.68m x 3.40m)  
**Study/Bedroom 5**  
 $11'2 \times 7'6$  maximum (3.40m x 2.29m maximum)  
**Shower Room**  
 $7'5 \times 4'11$  (2.26m x 1.50m)  
**Utility Room**  
 $7'7 \times 5'7$  (2.31m x 1.70m)

**FIRST FLOOR**

**Landing**  
**Bedroom**  
 $15'9 \times 13'3$  maximum (4.80m x 4.04m maximum)  
**En-Suite**  
 $9'2 \times 8'1$  (2.79m x 2.46m)

**Bedroom**  
 $15'10 \times 11'9$  maximum (4.83m x 3.58m maximum)  
**En-Suite**  
 $9'2 \times 8'2$  (2.79m x 2.49m)

**Bedroom**  
 $13'10 \times 9'3$  (4.22m x 2.82m)

**OUTSIDE**  
**Driveway**  
**Rear Garden**  
**Garage**  
**Workshop Area**  
**OUTBUILDING**  
 $18'2 \times 14'9$  (5.54m x 4.50m)  
**Shower Room**  
 $5'3 \times 4'7$  (1.60m x 1.40m)



## Floor Plan

Approximate Gross Internal Area 2451 sq ft – 228 sq m

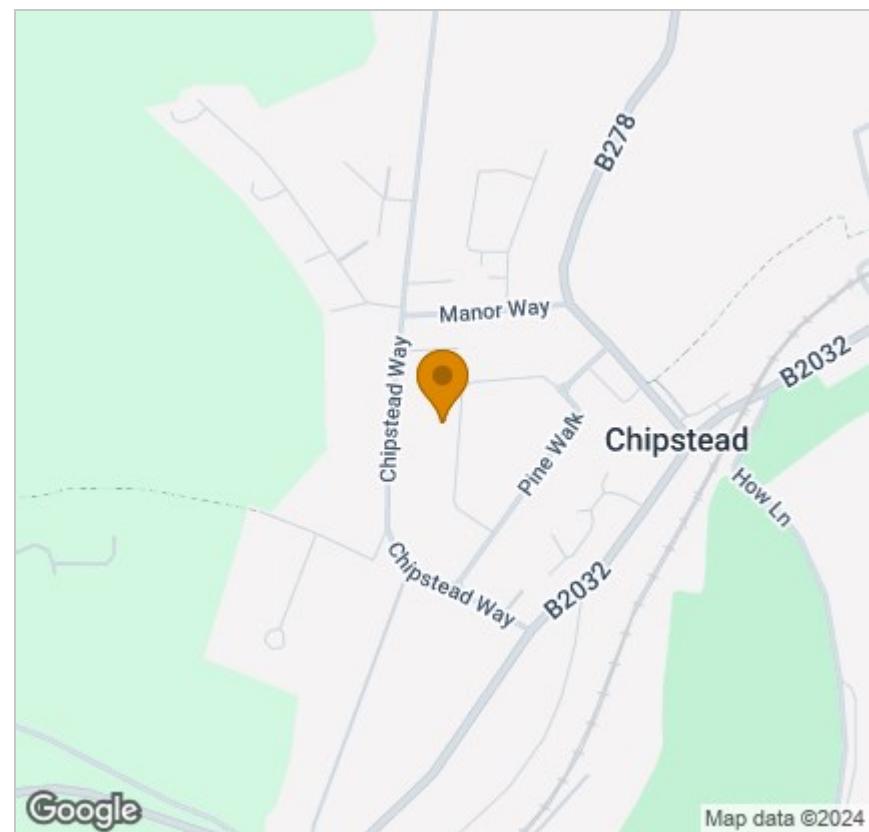
Ground Floor Area 1423 sq ft – 132 sq m

First Floor Area 760 sq ft – 71 sq m

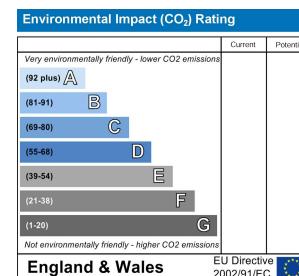
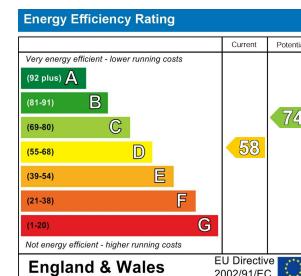
Outbuilding Area 268 sq ft – 25 sq m



## Area Map



## Energy Efficiency Graph



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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