



Beechfield, Banstead, Surrey
Asking Price £1,500,000 - Freehold

 5

 3

 5

WILLIAMS
HARLOW











A substantial modern FIVE bedroom detached home in an exclusive PRIVATE ROAD a convenient distance from the Village. The property has been extensively modernised by the current owners and offers main bathroom plus en suites to master and bedroom two and in addition offers five reception rooms. All is located in a sizable garden plot WITH HEATED POOL with plentiful parking and integral garage. Shutter blinds throughout. SOLE AGENTS

DOUBLE OPENING FRONT DOORS

Outside light, access through to:

ENTRANCE PORCH

Cork matting, panelled ceiling with inset lighting and further part glazed door giving access through to:-

ENTRANCE RECEPTION HALLWAY

5.56m x 3.66m (18'3 x 12')
Turned staircase rising to first floor, tiled floor, coving, thermostat for heating, downlighters, radiator, cloaks cupboard. Contemporary radiator. Further radiator and window to front.

SITTING ROOM

7.09m x 5.59m (23'3 x 18'4)
The room benefits from being triple aspect with windows to front, bi-fold doors to rear and bay window to side, Antico flooring, coving, downlighters, fireplace feature with inset gas log burner with stone hearth and surround, two radiators.

INNER LOBBY

Large understairs storage cupboard with light, tiled floor, connecting door to garage.

DINING ROOM

4.86m x 4.0m (15'11" x 13'1")
Window to front. 2 x radiators. Cupboard housing circuit breakers. Downlighters and continuation of tiled flooring. Door to garage.

OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM

10.39m x 5.79m overall max dimensions (34'1 x 19' overall max dimensions)

FAMILY AREA

Tiled floor, window to rear, two contemporary radiators, downlighters, storage unit for audio and t.v., open plan through to:-

BREAKFAST AREA

Range of bi-fold doors all enjoying a pleasant outlook over the rear garden, continuation of tiled flooring, large in-built breakfast bar with stone work surface under which there is wine cooler bin store and other cupboards, towards the other side of the room there is a run of floor to ceiling cupboards providing useful storage and in the middle space for an American style fridge/freezer.

KITCHEN AREA

Comprehensive range of wall and base units comprising of stone work surfaces with cupboards and drawers below, integral dishwasher, five positioned induction

hob with a stainless steel contemporary extractor above. There are two double ovens and grills side by side and a microwave oven. Comprehensive range of eye level cupboards. window to rear, downlighters, plinth lighting and continuation of tiled flooring.

UTILITY ROOM/WC

2.57m x 2.49m (8'5 x 8'2)
Working surfaces with stainless steel sink drainer with mixer tap, cupboards below with space and plumbing for two domestic appliances, comprehensive range of eye level cupboards with obscure glazed window to side, part tiled walls, tiled floor and heated towel rail, downlighters. WC.

FIRST FLOOR

GENEROUS LANDING

Reached by turned staircase with downlighters, coving, radiator, two airing cupboards.

MASTER BEDROOM

5.84m x 3.48m (19'2 x 11'5)
Window to rear enjoying pleasant outlook over rear garden, coving, two radiators, two in-built storage cupboards.

REFITTED EN-SUITE SHOWER ROOM

Benefiting from underfloor heating, large walk-in shower with glass screen, low level w.c. with concealed cistern, twin wash hand basins with mixer tap and vanity drawers below, fully tiled walls, tiled floor, ceiling mounted extractor, shaver point, downlighters, obscure glazed window.

BEDROOM TWO

4.17m x 3.05m excl entrance recess (13'8 x 10' excl entrance recess)
Window to rear enjoying pleasant outlook over rear garden, radiator, coving, downlighters, fitted wardrobe, wood effect flooring.

EN-SUITE SHOWER ROOM

Large shower cubicle with wall mounted shower, wash hand basin with mixer tap and vanity drawer below, low level w.c. with concealed cistern, half height tiling, tiled floor, mirror, shaver point, obscure glazed window to rear, ceiling mounted extractor, coving, downlighters.

BEDROOM THREE

3.96m x 3.05m max dimensions (13' x 10 max dimensions)
Window to front, radiator, fitted wardrobe, coving, downlighters.

BEDROOM FOUR

3.71m x 2.31m (12'2 x 7'7)
Window to rear, radiator, coving, downlighters, access to loft void, fitted wardrobe.

BEDROOM FIVE

3.12m x 2.01m (10'3 x 6'7)
Window to front, radiator and coving.

REFITTED FAMILY BATHROOM

White suite comprising of panel Whirlpool bath with wall mounted control, Travertine tiling to both floor and walls, low level w.c. with concealed cistern, wash hand basin with mixer tap and vanity cupboard below, heated towel rail, ceiling extractor, downlighters, obscure glazed window to front.

OUTSIDE

TO THE FRONT OF THE PROPERTY

There is an expansive area of level lawn with flower and shrub borders, there is provision for 3-4 cars to both the front and side of the property with driveway access.

ATTACHED GARAGE

Electronically controlled double up and over door. Connecting door to:

GAMES ROOM/BAR

3.34 x 3.7 (10'11" x 12'1")
Double opening doors to the rear. Tiled floor. Bar. Radiator. Exposed brickwork.

REAR GARDEN

36.58m x 20.73m (120' x 68')
An expansive patio spanning the immediate rear width of the property benefits from outside lighting and outside tap. Much of the garden is laid to level lawn straddled by attractive flower and shrub borders and offering a good degree of privacy. Towards the end of the garden there is a summer house with the swimming pool equipment and heaters. There is a heating swimming pool 10m x 4m at a uniform depth of 1.2m in a central position on the lawn. There is a gazebo to the side with a decked area



Banstead Office

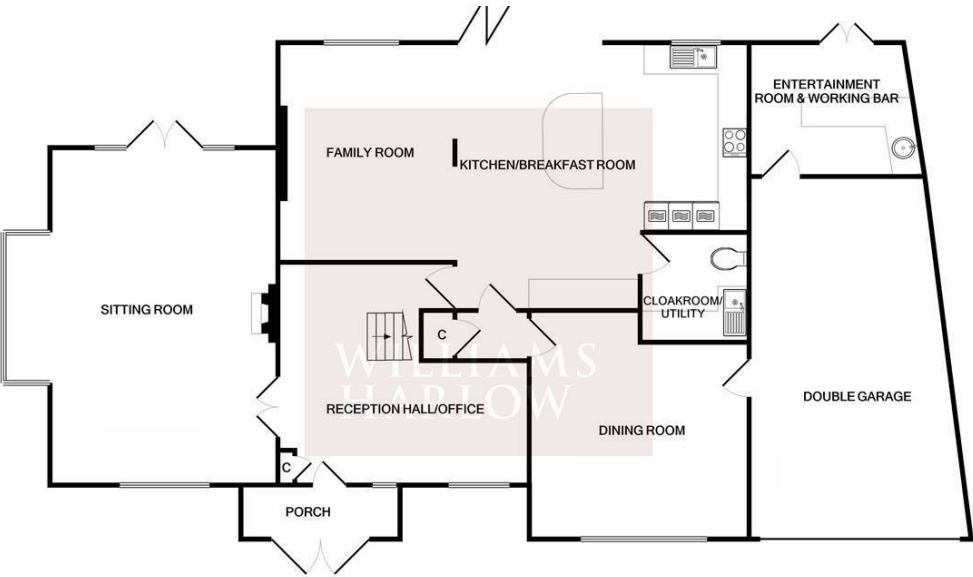
Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

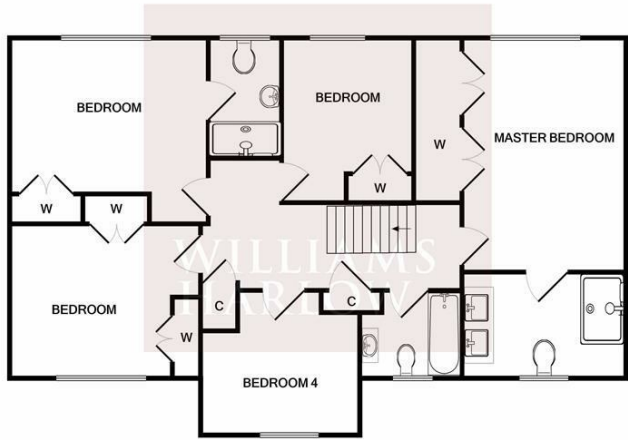
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



GROUND FLOOR
APPROX. FLOOR
AREA 1878 SQ.FT.
(174.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2891 SQ.FT. (268.6 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



1ST FLOOR
APPROX. FLOOR
AREA 1013 SQ.FT.
(94.1 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales		
EU Directive 2002/91/EC		

WILLIAMS
HARLOW