

Beechfield, Banstead, Surrey

Asking Price £1,650,000 - Freehold

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WILLIAMS HARLOW










FAMILY
LOVE













Located on Beechfield Banstead, this remarkable six-bedroom detached house offers a perfect blend of modern luxury and spacious living. Situated on an exclusive private road, the property is conveniently located within easy reach of Banstead village, making it an ideal choice for families seeking both tranquillity and accessibility.

This home has been thoughtfully modernised and extended by the current owners, ensuring that it meets the highest standards of contemporary living. The property boasts five generous reception areas, providing ample space for entertaining guests or enjoying family time. Each of the six bedrooms is designed with comfort in mind, complemented by four well-appointed bathrooms, including a main bathroom and three en-suites, ensuring convenience for all residents.

The exterior of the property is equally impressive, set within a sizable garden plot that features a heated swimming pool, perfect for relaxation and leisure during the warmer months. Additionally, the property offers plentiful parking for up to eight vehicles, along with an integral garage, catering to the needs of larger families or those who enjoy hosting visitors.

This exceptional home in Beechfield is a rare find, combining modern amenities with a desirable location. It presents an outstanding opportunity for those looking to invest in a spacious and stylish family residence.

THE PROPERTY

The property is a substantial six bedroom detached property built in the 1990's that is located on an exclusive private road, the property is circa 3500 square feet and the accommodation comprises of -

To the ground floor –
A porch, large entrance hall / study area, sitting room, dining room, large open plan kitchen/family room with bi-fold doors, utility room/downstairs W.C, access to the double garage and bar area.

To the first floor – Five bedrooms, two en-suites and a family bathroom

To the second floor- A large main bedroom with new luxury en-suite shower room and dressing area, there is also plenty of storage.

OUTSIDE SPACE

The rear garden is 120 ft x 68ft with 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.
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 and an attached double garage with electric up and over door.

KEY FEATURES

Quiet-cul-de-sac location – circa 3500 square feet- Five reception areas including a large open plan kitchen / family area – Four bathrooms- Swimming pool- Large rear garden- Double garage- decorated to a high standard – new herringbone style LVT flooring fitted to ground floor and some bedrooms upstairs – Newley fitted en-suite shower room to the main bedroom- Walkling distance to Banstead High Street and transport links.

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

ENHANCEMENT & STAGING DISCLAIMER

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WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

THE LOCAL AREA

Banstead Village is superb if you haven't already visited. This property offers the additional rare benefit of being not only in a quiet cul-de-sac but within a short walk of Banstead Village High street where Waitrose supermarket and a range of independent shops can be found as well as transport links. There is also a vast array of green open spaces. This is a peaceful neighbourhood and a community where you will feel fully invested.



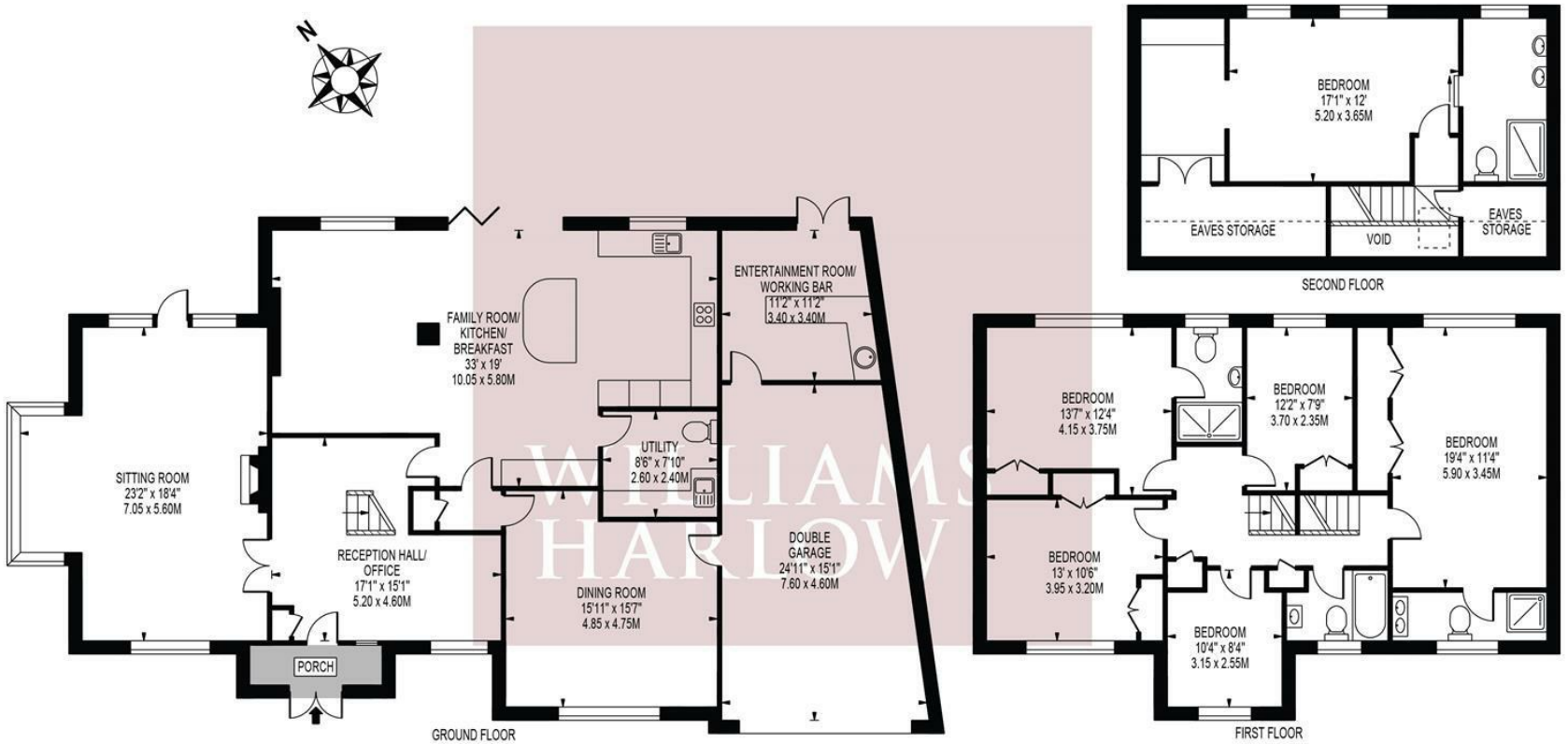
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

BEECHFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **3144 SQ FT - 292.10 SQ M**
(INCLUDING EAVES STORAGE & EXCLUDING DOUBLE GARAGE/ VOID)
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **105 SQ FT - 9.76 SQ M**
APPROXIMATE GROSS INTERNAL AREA OF DOUBLE GARAGE: **341 SQ FT - 31.66 SQ M**



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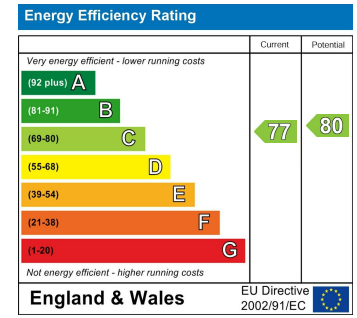

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