



Modern open-plan living in a convenient Banstead location

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Burgh Mount Banstead SM7 1ER

Local Shops and Station a 10 minute walk
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

Positioned within this quiet cul-de-sac and within easy reach of Banstead high street and Nork shops is this outstanding contemporary family home.

Boasting an impressive full-width extension, plus a stylish interior that is both naturally illuminated and spacious, making this home ideal for family life and entertaining.

Price £1,350,000

View by appointment please, exclusively through
Richard Saunders and Company
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- Entrance Hall ■ W/C ■ Reception Room ■ (39,4 x 22,2) Family Room - Kitchen
- Utility Room ■ Play Room
- Four Generous Bedrooms ■ Two luxury En-suite's ■ Sun Terrace
- Family Bathroom
- Large Patio ■ West-Facing Landscaped Garden ■ In and Out Driveway



This stunning and well-appointed detached four bedroom family home is an impressive example of what can be done to showcase a modern, contemporary and versatile style of living.

Boasting spectacular full-width bi-fold doors, the open-plan living and kitchen accommodation is an ideal space for entertaining family and friends, featuring a bespoke kitchen with Quartz worktops and high end Miele appliances, underfloor heating and porcelain tiles that merge seamlessly with the re-designed patio area taking full advantage of the property's Westerly-aspect.

The property benefits from four generous bedrooms with two stylish en-suite's and a luxury family bathroom, the principal bedroom enjoys enviable views of the garden from its private sun terrace.

Further perks include a separate utility room, CCTV to the front and rear, and an in and out driveway with Anderson EV charger.





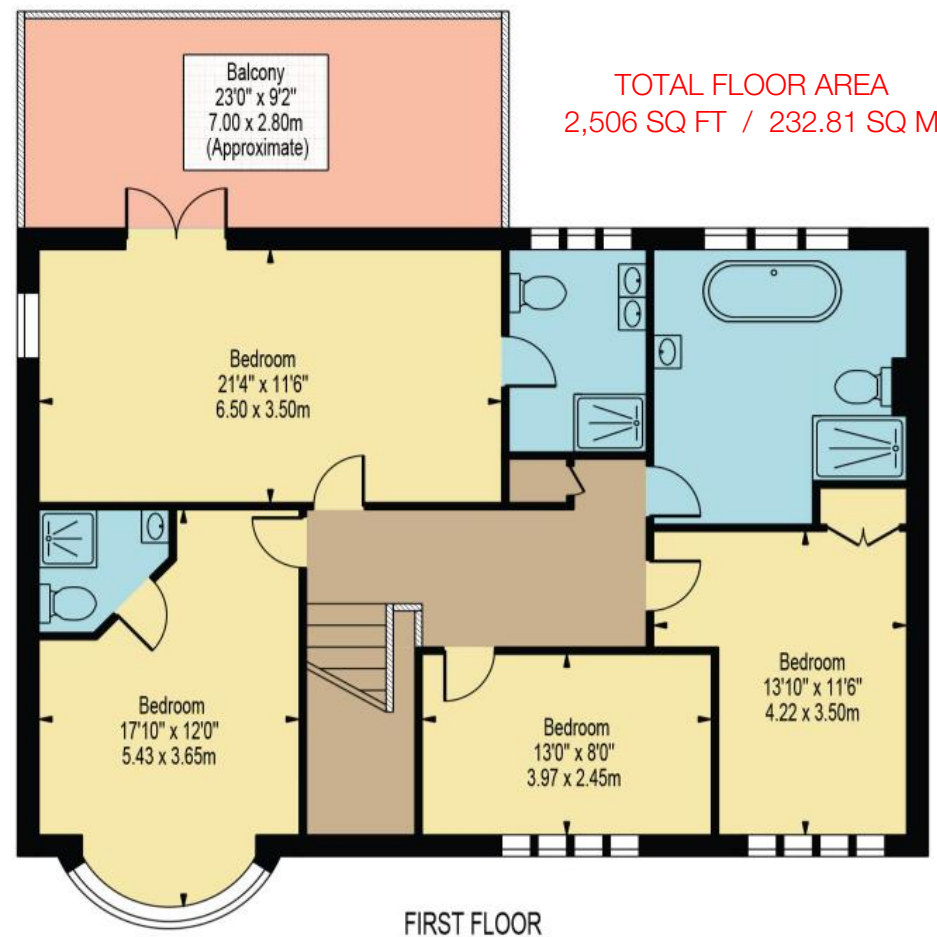
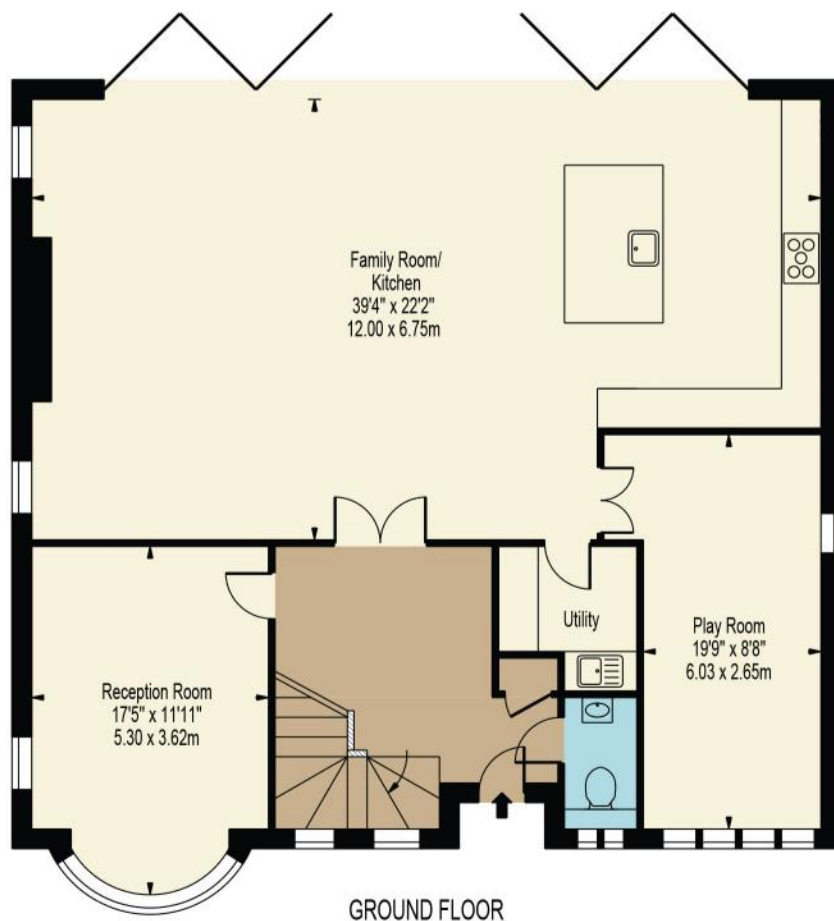
Burgh Mount is a convenient Nork location that's within a few minutes' walk of Banstead Station with its regular services to London Victoria.

Banstead Village is within walking distance, or a short drive, and offers excellent local shopping including Waitrose and Marks & Spencer Simply Food. Cheam Village, Ewell and Epsom are also easily reached.

Nearby the A240 and A217 give arterial access to the A3 and M25 enabling fast road travel to central London and both Heathrow and Gatwick airports.

This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club and the open spaces of Banstead Downs.

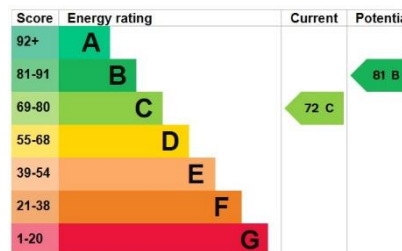




TOTAL FLOOR AREA
2,506 SQ FT / 232.81 SQ M

The many features of this fine home include:

- Andersen EV car charger
- Ceiling speakers and Sonos throughout principal rooms
- Somfy electrical window blinds in the family room and playroom
- Large porcelain patio
- Underfloor heating throughout most of downstairs
- Fibre to the property (FTTP), superfast internet connection
- CCTV cameras - front and back
- In and out driveway
- West-facing landscaped garden
- No onward chain



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
Broadband: FTTP
All mains services
To the best of our knowledge on production of this brochure

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