



A picturesque home finished with a sleek contemporary design

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Nork Way
Banstead
SM7 1HW

Local Shops 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

This outstanding family home, in this highly sought-after location, radiates elegance. The property has been thoughtfully extended, providing exceptional living and socialising space, and extensively renovated by the current owners to a high standard, resulting in a stylish and sophisticated interior.

Price £1.3 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Entrance Hall ▪ Front Reception Room ▪ Family Room ▪ Dining Room
- Kitchen – Breakfast Room ▪ Snug ▪ Office ▪ W/C
- Family Bathroom ▪ 4 Bedrooms ▪ 2 En-suites
- Large Garden ▪ Summer House ▪ Garage ▪ Off-Street Parking



This recently extended and refurbished family home has been thoughtfully designed and renovated to a high specification by the current owners. The result is a simply stunning home that offers versatile accommodation and a swish design.

The interior of the home is bright and contemporary resulting in a sense of luxury and modernity. The attention to detail and high-quality finishes throughout showcase the owners' commitment to creating a truly exceptional living space. The designer kitchen is a focal point of the home, combining style and functionality. It features high end appliances, sleek cabinets, and ample counter space, making it a dream for those who enjoy cooking and hosting.

The four generous double bedrooms in this family home not only offer comfort, but also provide practicality with built-in storage options. The luxury bathrooms are designed with indulgence in mind, featuring modern fixtures, elegant tiling, and additional amenities such as walk-in showers or freestanding bath. One of the standout features of this property is its substantial garden, which spans over 200 feet in length.

This expansive outdoor space equipped with a large patio and home gym is perfectly suited for families of all sizes, the gym benefits from having power and a broadband connection. To fully appreciate the quality and charm of this home, it is highly recommended to schedule an internal viewing.



This convenient Nork location is within an easy walk of the shops, restaurants and Station. High Street shopping is available at nearby Banstead Village including Marks & Spencer Simply Food, Waitrose Supermarket and a number of quality independent shops and cafés.

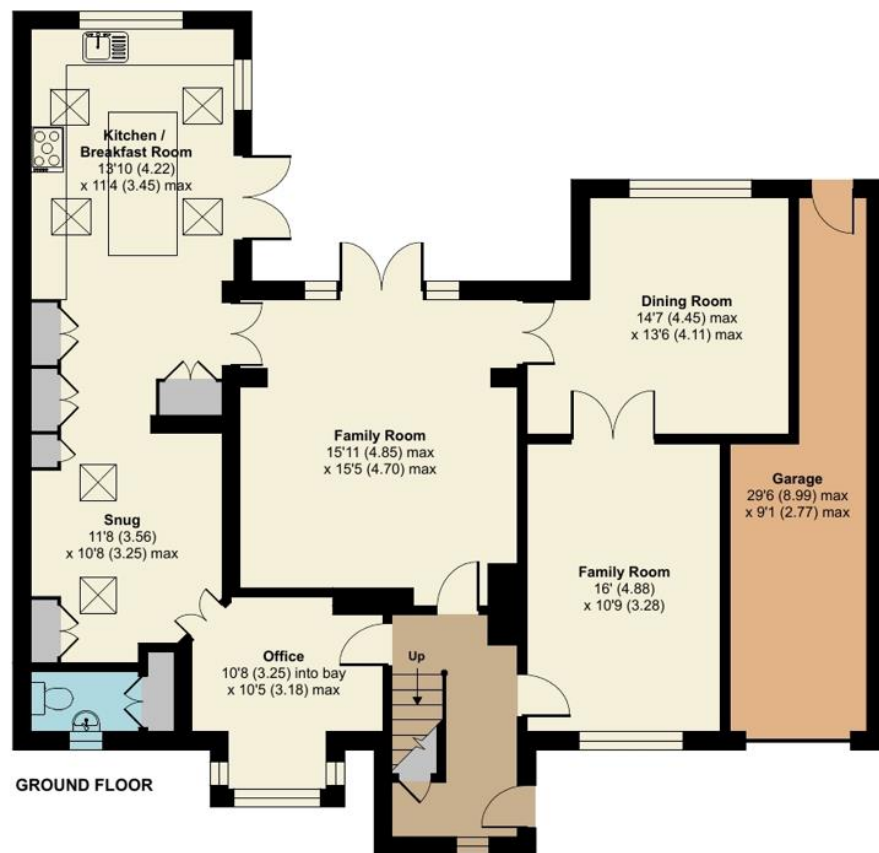
There are local schools for all ages, with the open spaces of Nork Park with Tennis Courts and Children's Playground also nearby.

There are bus services available to neighbouring towns including Epsom, Sutton and Reigate. Nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports.



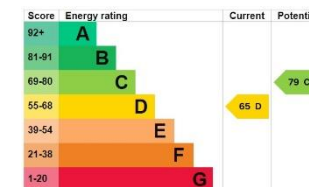
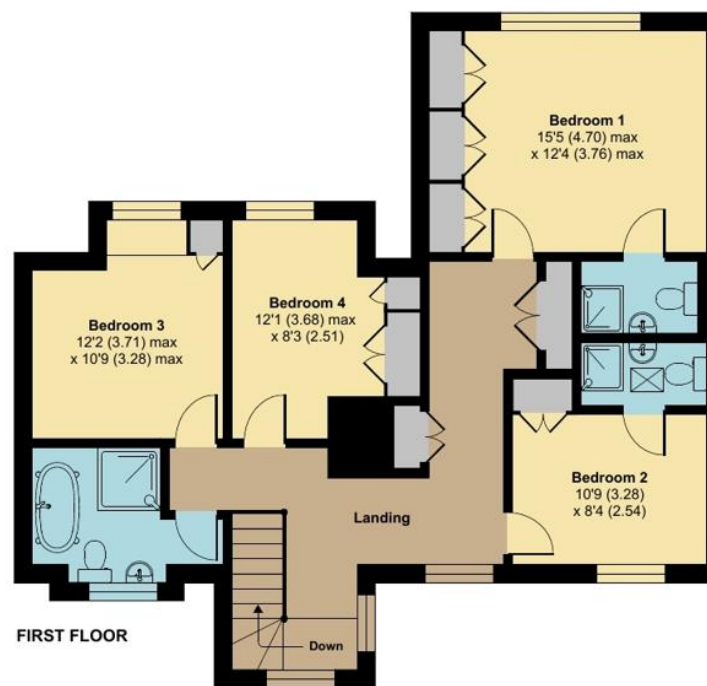
The many features of this fine home include:

- Miele kitchen appliances
- Havwoods herringbone design wood flooring
- Aluminium window frames (throughout)
- Garage and Ample Off-Street Parking
- Garden in Excess of 200ft
- Downstairs W/C
- Full burglar alarm and detection system including driveway and rear garden, incorporating video recording
- Buster and Punch electrical hardware
- High end Italian tiling to the kitchen
- Lusso Stone sanitaryware to all bathrooms
- Thomas Sanderson shutters to all rooms
- Abundance of Storage
- Custom made doors to all rooms, including wardrobes to all bedrooms
- Mandarin Stone tiling and stonework
- Neptune kitchen cabinetry, including some bespoke cabinets
- Underfloor Heating Throughout Ground Floor
- Summer House With Power and Broadband Connection
- Separate Office



TOTAL FLOOR AREA
 4,722 SQ FT / 438.6 SQ M

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



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