



65

Exclusive and refined, backing Cuddington Golf Course

exclusive to

SAUNDERS

richardsaunders.co.uk

Gilhams Avenue Banstead SM7 1QW

Banstead Village 2 miles
London by rail 40 minutes from Banstead
or Ewell East Stations

M25 (Junctions 7 or 8) 5 miles

All times and distances are approximate

Positioned within this quiet tree lined road, this superb modern house is set in just under half an acre and enjoys beautiful, far-reaching views over Cuddington Golf Course. Individually built and renovated in 2018 in this stunning setting, the stylish interior is bright and spacious with the principal rooms designed to enjoy the best views.

- | Hallway
- | Coat and Store Room
- | Five Bedrooms
- | Family Bathroom
- | Sitting/Dining Room
- | Kitchen/Breakfast Room
- | Playroom
- | Utility Room
- | Garage
- | Three En-Suite Shower Rooms
- | Balcony To Master Bedroom
- | Private Garden
- | Ample Off Street Parking

Offers in Excess of £1,500,000





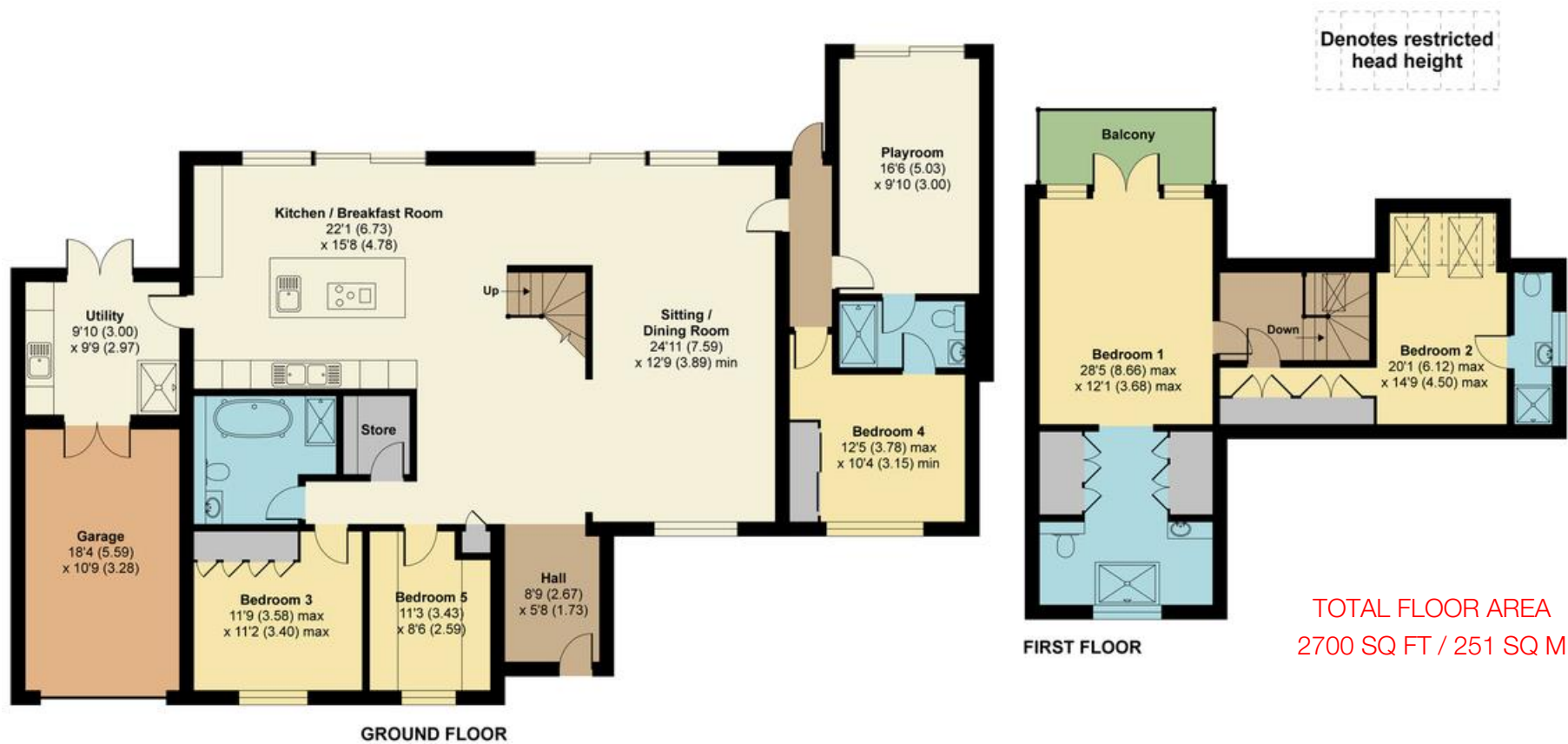
Situated on this prestigious road, the property backs directly onto Cuddington Golf Course. Banstead and Ewell East Stations are both accessible, the latter providing a fast rail service to London. Banstead, Epsom and Sutton are all readily accessible by road and the M25 can be reached at either Junction 8 (Reigate Hill) or Junction 9 (Leatherhead).

This stunning house has a distinctive appearance and a bright and contemporary interior. The well-planned accommodation comes with a degree of versatility giving ample space for even a large or extended family. Enhanced and maintained to the highest standards, this property has many luxuries throughout including the secluded and landscaped gardens which back the prestigious Cuddington Golf Course. The house provides space outside to enjoy the privacy and entertain family and friends. The wide frontage allows ample parking. In summary, a superb and substantial Banstead house.



Underfloor Heating Throughout | Impressive German Schmidt Kitchen With Dekton Trillium Worktop And Siemens Appliances | Luxury Bathrooms And Shower Rooms With Bagno Fittings | Security Alarm System With Video Surveillance | Integrated Sonos Sound System | Backing Directly Onto Cuddington Golf Course | Bespoke Extra Height Door Frames | Joule High Pressure Water System | Master Suite With Walking Balcony Enjoying Far Reaching Views Over The Golf Course | Broad Frontage With Ample Amount Of Parking | Integrated Garage With Electric Roller Door And Direct Internal Access





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		76	81
EU Directive 2002/91/EC			

[discover more at richardsaunders.co.uk](http://richardsaunders.co.uk)

IMPORTANT NOTICE TO PURCHASERS: 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.

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

SAUNDERS

richardsaunders.co.uk