



Detached family home in a quiet village location

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# Beechfield Banstead SM7 3RG

Banstead Village a 10 minute walk  
London by rail 50 minutes from Banstead  
or change at Sutton 20 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

Located at the end of this private cul-de-sac is this well-presented and exceptional detached family home of traditional character and excellent proportion. Set in a naturally secluded plot directly backing open playing fields, the property offers perfectly balanced family living space and beautiful level gardens.

- | Entrance Hall
- | Sitting Room
- | Dining Room
- | Kitchen
- | Breakfast Room
- | Cloakroom
- | Utility Room
- | Office
- | Five Bedrooms
- | Three Bath/Shower Rooms
- | Double Garage
- | Off Street Parking
- | Private Rear Garden

Price £1,150,000







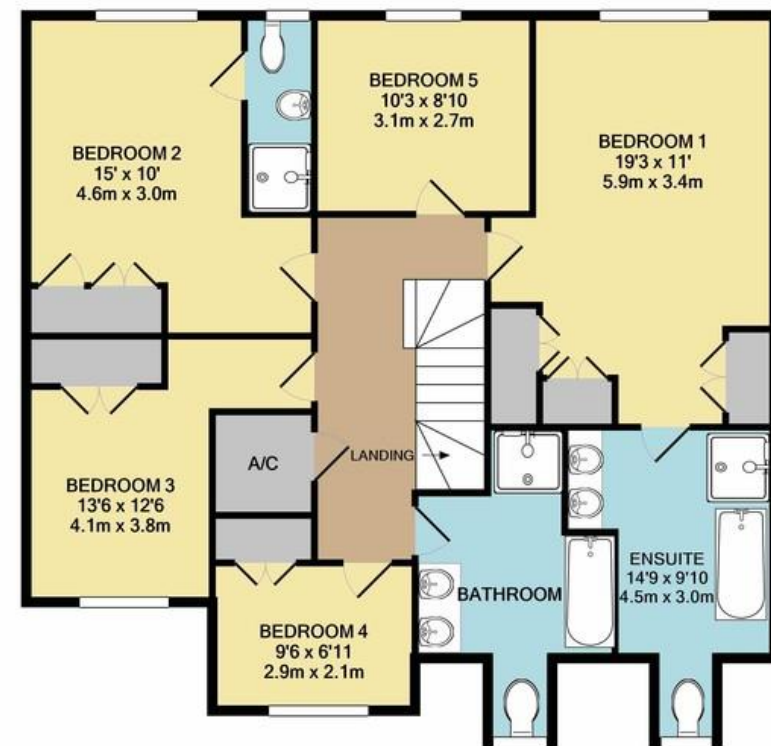
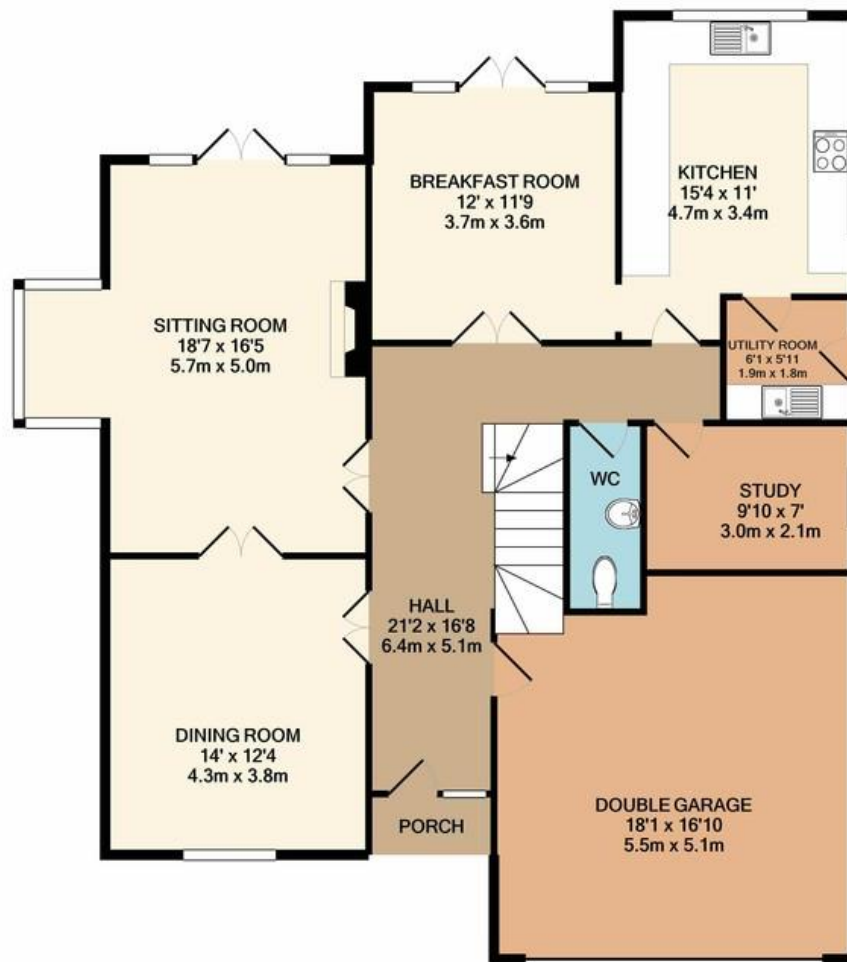
Beechfield is a private cul-de-sac within an easy walk of the High Street shops, restaurants and coffee shops within the village. There are bus services to neighbouring towns including Sutton, Epsom and Reigate. There are a selection of excellent schools in this vicinity and the open areas of Banstead Downs and the Lady Neville Recreational Ground with Park Café is also nearby. The A217 provides a direct route to the M25 at Junction 8.

This simply exceptional detached family home offers just over 2,500 sq ft of space with a bright and well-presented interior which is arranged around a spacious central hall. The well-planned accommodation comes with a degree of versatility giving ample space for a large or even an extended family. Maintained to a superb standard by the current owner with a number of generous reception rooms, five spacious bedrooms and three bathrooms are elements that all combine in a perfect balance with a secluded and landscaped garden. The house provides space outside to enjoy the privacy and entertain family and friends. The frontage allows ample parking. In summary, a substantial Banstead house.



Five Generous Bedrooms With Fitted Wardrobes | Three Naturally Illuminated Reception Room | Spacious Sitting Room With Feature Fire | Luxurious En-Suite To Principal Suite | Direct Access To Open Playing Fields | Excellent Storage Throughout | Double Garage Which Is Shelved And Boarded | Within Close Proximity Of An Array Of Excellent Local Schools | Village location | Private Cul-De-Sac Location





TOTAL FLOOR AREA  
2448 SQ FT / 227.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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