



Exclusive and refined family home

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Burgh Wood
Banstead
SM7 1EP

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

This outstanding family home has a classical elegance and enjoys natural privacy.

Individually designed and built by the current owners, the stylish interior is naturally illuminated and spacious with the principal rooms designed to enjoy the best views.

Offers in Excess of £1.55 million

View by appointment please, exclusively through Richard Saunders and Company Telephone 01737 363333

banstead@richardsaunders.co.uk



- Hallway ■ Office ■ Downstairs Cloakroom ■ Sitting Room
- Open-Planned Kitchen - Diner ■ Utility/Pantry Room
- Six Bedrooms ■ En-Suite To Principal ■ Family Bathroom
- Guest Suite With Lounge Area and En-Suite Bathroom
- Garage ■ Patio Area ■ Private Garden ■ Garden Studio ■ Off-Street Parking



This simply stunning six bedroom detached family home has been recently designed and built to a very high specification by the current owners. Main features of the renovation include Schuco Aluminium Glazing to the rear, Bereco Timber Windows to the side and front, Underfloor Heating throughout and Lutron lighting to the ground floor.

Arranged over three floors and offering versatile accommodation throughout, this swish interior is bright and contemporary, providing all that you would expect of a luxurious family home.

The open-plan living spaces create the ideal setting for entertaining family and friends. The designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance along with the immaculately landscaped gardens with bespoke garden room and far-reaching views.

An internal viewing is highly recommended to fully appreciate what this home has to offer.





This convenient Nork location is within an easy walk of the shops, restaurants and Station.

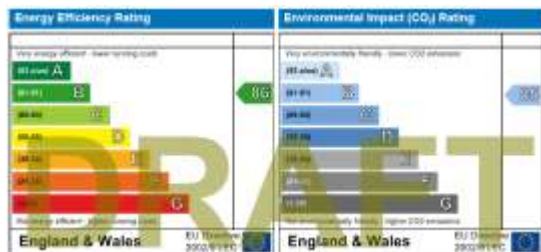
High Street shopping is available at nearby Banstead Village including Marks & Spencer Simply Food, Waitrose Supermarket and a number of quality independent shops and cafés.

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.



- Six Generous Bedrooms
- Contemporary Open-Planned And Integrated Designer- Kitchen - Diner
- Concrete Structure including Floors
- New Build Warranty From BLP
- Luxurious En-Suite To Principal Bedroom With Underfloor Heating
- Sonos System With Integrated Communication Network
- CCTV
- Wet Underfloor Heating Throughout
- Elevated Patio Area With Views Over The Mature 140ft Private Garden with Children's play area
- Bespoke Garden Studio / Flexible Workplace
- Luxurious En-Suite To Principal Bedroom With Walk-in Wardrobe
- Ample Amount Of Off Street Parking On A Resin Bond Driveway



EPC TBC

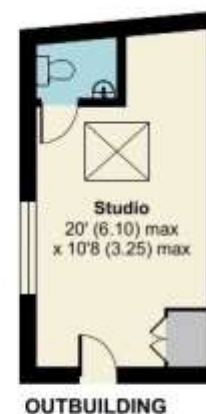
Denotes restricted head height

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



TOTAL FLOOR AREA

3262 SQ FT / 303 SQ M



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