



# 18 Beechfield, Banstead

Guide Price £1,675,000



**Immaculate Executive Family Home – Banstead Village Location – 5 Bedrooms  
– Generously Extended and Modernised Throughout**

Delivering WOW factor from the moment you step through the front door, this substantial family home comes to market in show home condition throughout.

To the ground floor you will find a generous entrance hall with office area, a large lounge, generous dining room/second reception, a separate utility with WC and the heart of the home: a stunning kitchen/family room with lounge and breakfast seating area.

The first floor offers a generous primary bedroom with en-suite as well as 4 further double bedrooms, 1 with en-suite and a modern family bathrooms.

To the front there is a spacious driveway and lawn and the property also benefits from a double garage with bar area to the rear.

To the rear, you will find a substantial garden with lawn and patio areas as well as a heated swimming pool and cabin with electrics.

EPC Rating C

**Material Information Provided by Sellers:**

Council Tax Band: H currently £4,470 per annum

Tenure: Freehold

Construction: Brick and block and timber frame with clay roof tiles

Water: direct mains, metered. Mains sewerage.

Broadband: BT Fibre

Mobile Signal/Coverage: Good

Electricity Source: National Grid

Heating: Gas Central Heating

Building Safety: awaiting response from seller

Planning Permission: All required permission and certificates in place for extended areas

Council Tax band: H

Tenure: Freehold





### Reception Room

23' 3" x 13' 9" (7.08m x 4.18m)

Generous and bright, this fabulous formal reception room offers a woodburning stove, neutral decor, warm wood effect vinyl tiling and a triple aspect position offering views to the front of the side of this sizeable family home, as well as access to the beautiful rear garden via folding doors.

### Dining Room

13' 1" x 15' 11" (4.00m x 4.86m)

Overlooking the front of this gorgeous family home, the second reception room/dining room is located off of the kitchen/family room and benefits from neutral decor, tiled flooring and modern radiators. Previously the garage, the current owners have expertly converted this to a large usable space and added a further integral garage with access from this room.

### Family Room

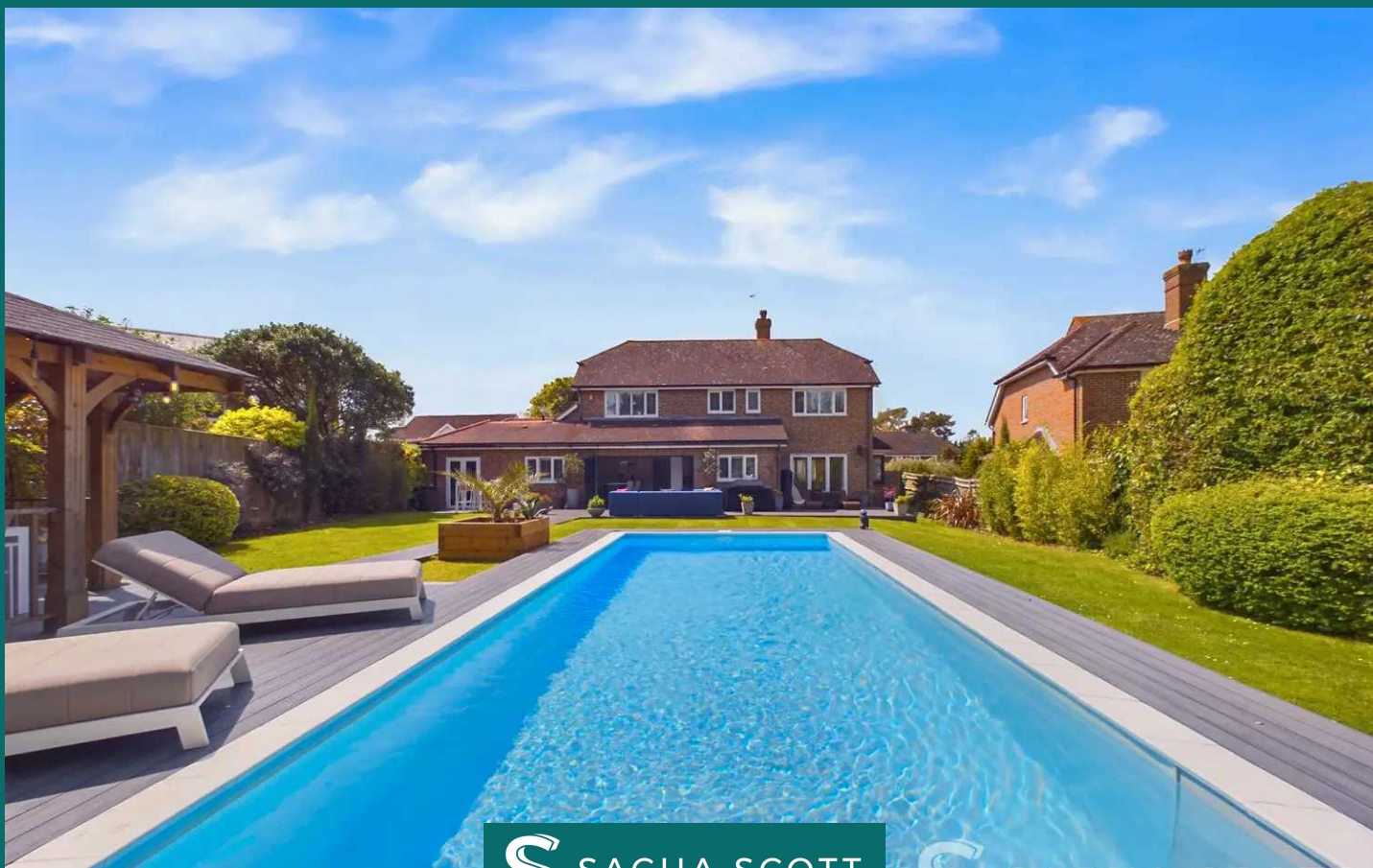
19' 2" x 33' 2" (5.85m x 10.12m)

Spacious, modern and bright, this breathtaking kitchen/family room is presented in mint condition throughout and quite literally has all you could wish for in the heart of a modern family home. Offering a fully stocked kitchen with integrated appliances that include fridge freezer, double oven and dishwasher, this stunning space also offers an island with seating space for 4 and a further lounge area that currently accommodates an 8 seater sofa with ease. Further points to note in this glorious room are a wall of bi-fold doors that fold back to level entry into the rear garden, a media wall with built in electric fire and access to a utility room at rear.

### Utility / WC

8' 7" x 7' 7" (2.62m x 2.32m)

Located off of the kitchen, this generous utility room/WC offers space for both a washer and dryer, ample storage and work surface space and a WC and sink.



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### Bar

11' 0" x 10' 10" (3.35m x 3.31m)

Cleverly added to the rear of the garage, this fantastic room is currently used as a home bar and offers access via patio doors to the rear garden. Accessible via the garage, this fantastic room currently comes with a fitted bar, with sink.

### Lobby Area

10' 10" x 17' 2" (3.30m x 5.23m)

Throughout this lovely family home, the space and light is exceptional and the same can be said for this superb entrance hall. So spacious that it doubles up as a home office, this fabulous space was created by the current owners opening up a reception room to allow light and space to flood the hall areas. Overlooking the front of the family home, this flexible additional room is neutrally decorated and tiled throughout.

### Primary Bedroom

19' 3" x 11' 5" (5.87m x 3.48m)

Presented to a 5 star hotel standard, the primary suite runs the depth of this substantial family home and offers rich wood effect flooring, a natural panelled feature wall, built in wardrobes and a modern en-suite bathroom. Generous in size, this stunning bedroom also offers views over the rear garden and wooded area beyond.

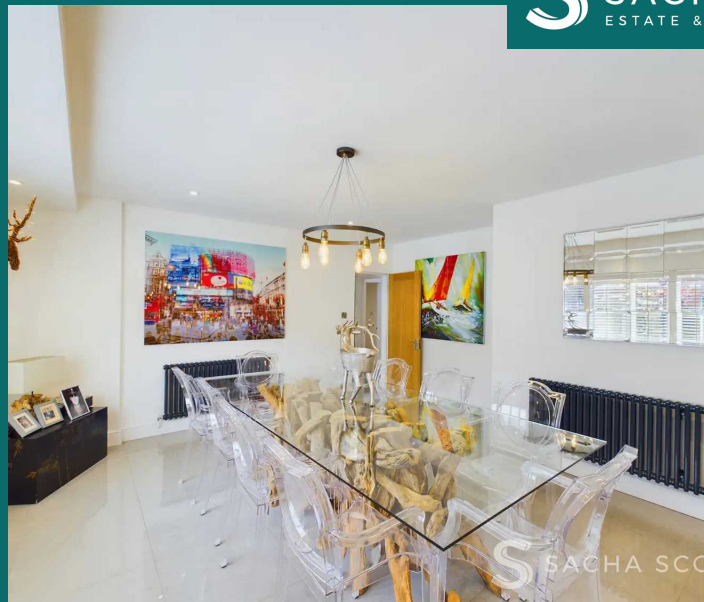
### Primary En-Suite

7' 2" x 9' 11" (2.18m x 3.03m)

Fully tiled and in immaculate condition throughout, this beautiful en-suite bathroom offers a large shower enclosure, WC and large twin vanity sinks with storage.

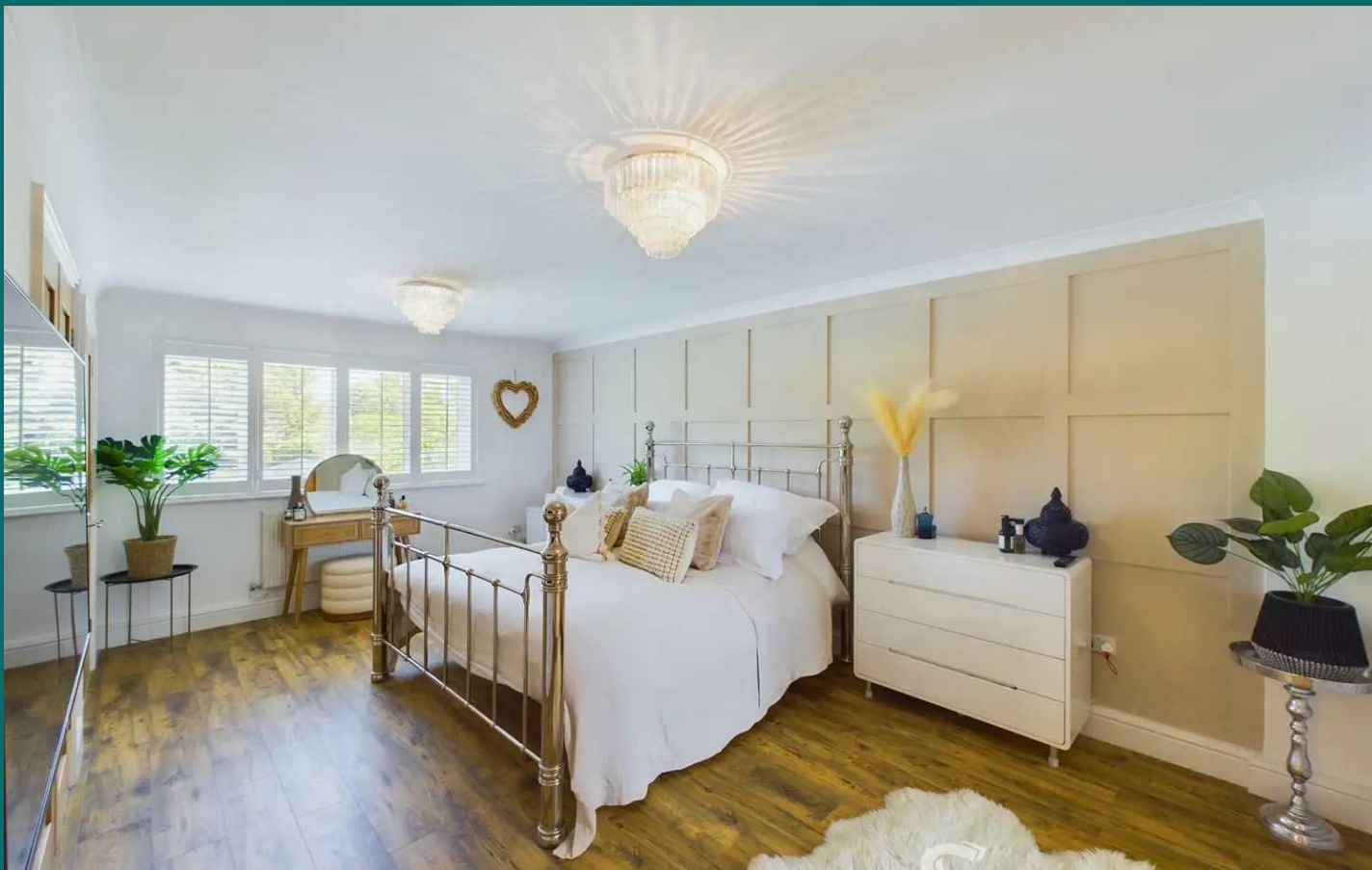


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### Bedroom 2

10' 2" x 13' 9" (3.09m x 4.18m)

Offering views over the gorgeous rear garden, bedroom 2 is a good sized double that benefits from warm, wood effect flooring, fitted wardrobes and a modern en-suite bathroom.

### Bedroom 2 En-Suite

7' 11" x 3' 9" (2.41m x 1.15m)

Immaculately presented, this second ensuite bathroom offers a large shower enclosure, modern vanity sink and WC. Partially tiled, this fabulous bathroom also benefits from a fitted mirror and centrally heated towel rail.

### Bedroom 3

10' 8" x 11' 10" (3.24m x 3.60m)

Another very good sized double, bedroom 3 overlooks the quiet cul-de-sac and benefits from warm, wood effect flooring and a fitted wardrobe.

### Bedroom 4

12' 1" x 7' 8" (3.69m x 2.34m)

Overlooking the front of this substantial family home, bedroom 4 is neutrally presented and benefits from a fitted wardrobe and warm, wood effect flooring.

### Bedroom 5

8' 4" x 8' 4" (2.53m x 2.55m)

Located at the rear of this beautiful family home, bedroom 5 is a good sized double that benefits from neutral decor, a fitted wardrobe and garden views.

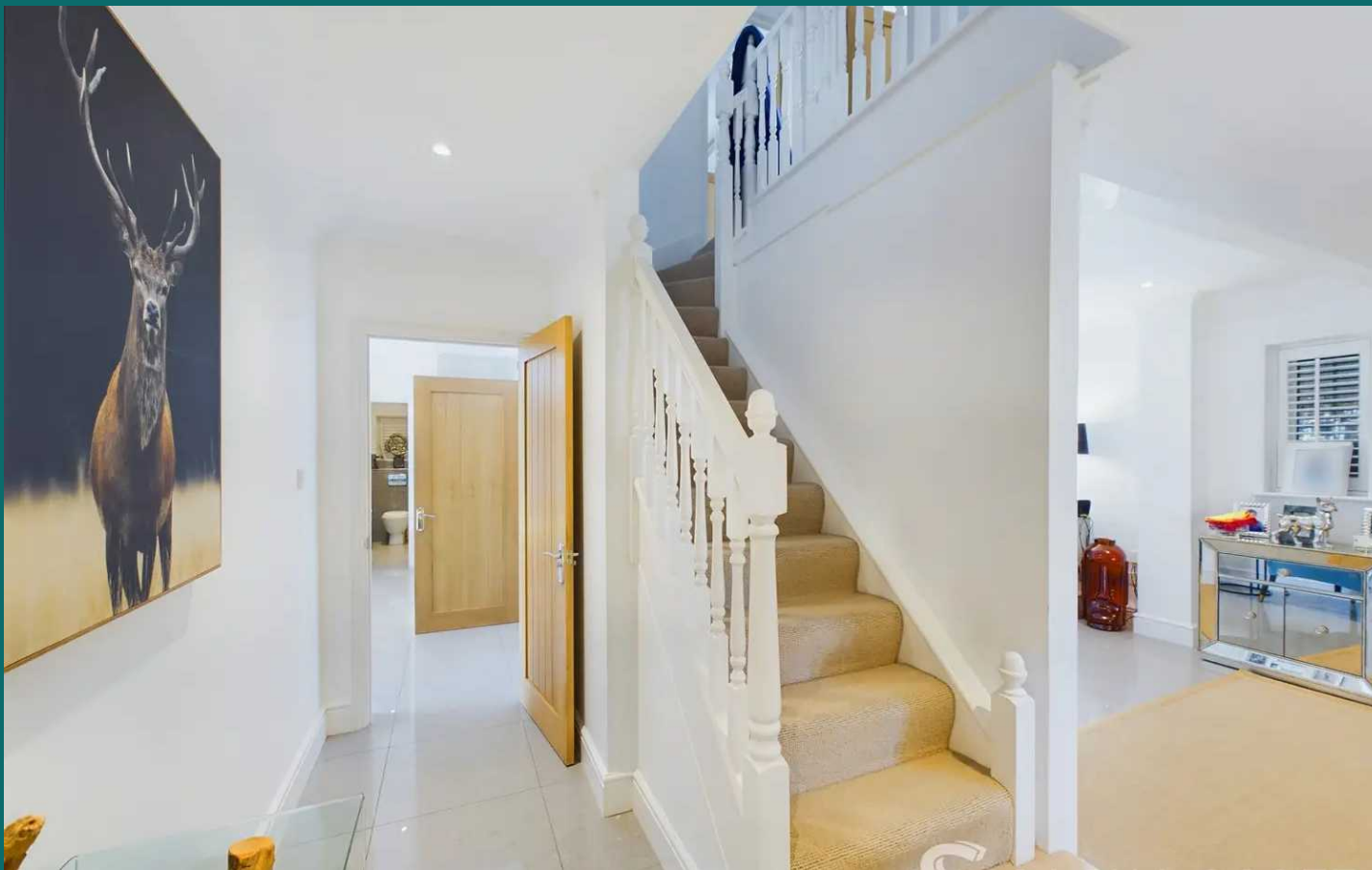
### Family Bathroom

6' 4" x 7' 8" (1.94m x 2.34m)

Like the rest of this stunning property, the family bathroom is presented in show home condition throughout, is fully tiled and offers a shower over bath, vanity sink, WC and centrally heated towel rail.







### Landing Area

Every area of this home has been finished to a high standard and the landing area is no exception. Neutrally presented the landing is in good decorative order throughout.

### Hall & Stairs

Offering space for a console table, and with modern tile underfoot, this lovely hallway area leads onto the generous family room at rear and is in excellent decorative order throughout.

### Porch

2' 10" x 8' 7" (0.86m x 2.61m)

### Garage

24' 6" x 15' 2" (7.47m x 4.62m)

### Rear Garden

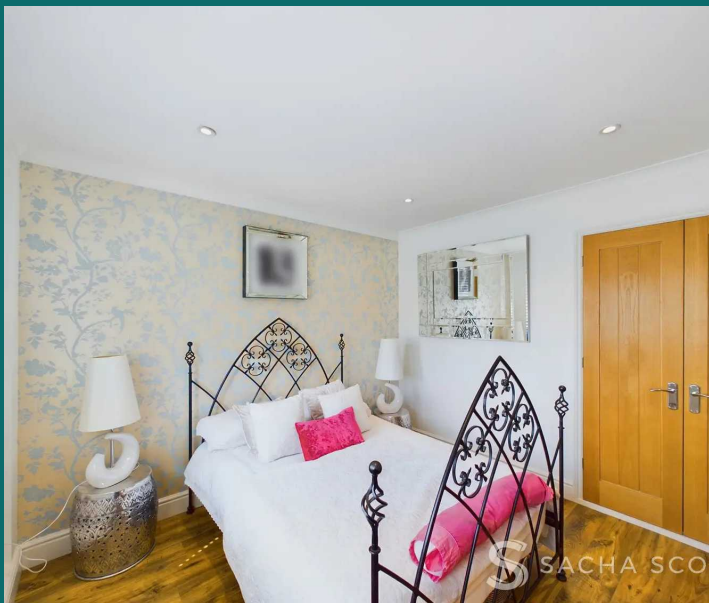
115' 0" x 65' 0" (35.05m x 19.81m)

A garden for all seasons but more especially the summer months, this stunning garden offers a heated, pumped swimming pool, spacious patio area and a beautiful gazebo positioned perfectly to catch the last of the summer sun after a relaxing day soaking up the rays. With ample space for play areas, as well as the large pool, this beautiful garden has been designed in such a way that the sun can be enjoyed all day round and maintenance is low. Also benefits from a summer house to the rear and access to the woods, this is a generous garden with absolutely everything you could desire to have a holiday at home, whatever the weather.

### GARAGE

Double Garage

Large double garage with parking space for 2 - 3 vehicles with driveway parking for approximately 4 - 5 vehicles.







## REAR GARDEN

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Floor 0

Approximate total area<sup>(1)</sup>  
 2941.22 ft<sup>2</sup>  
 273.25 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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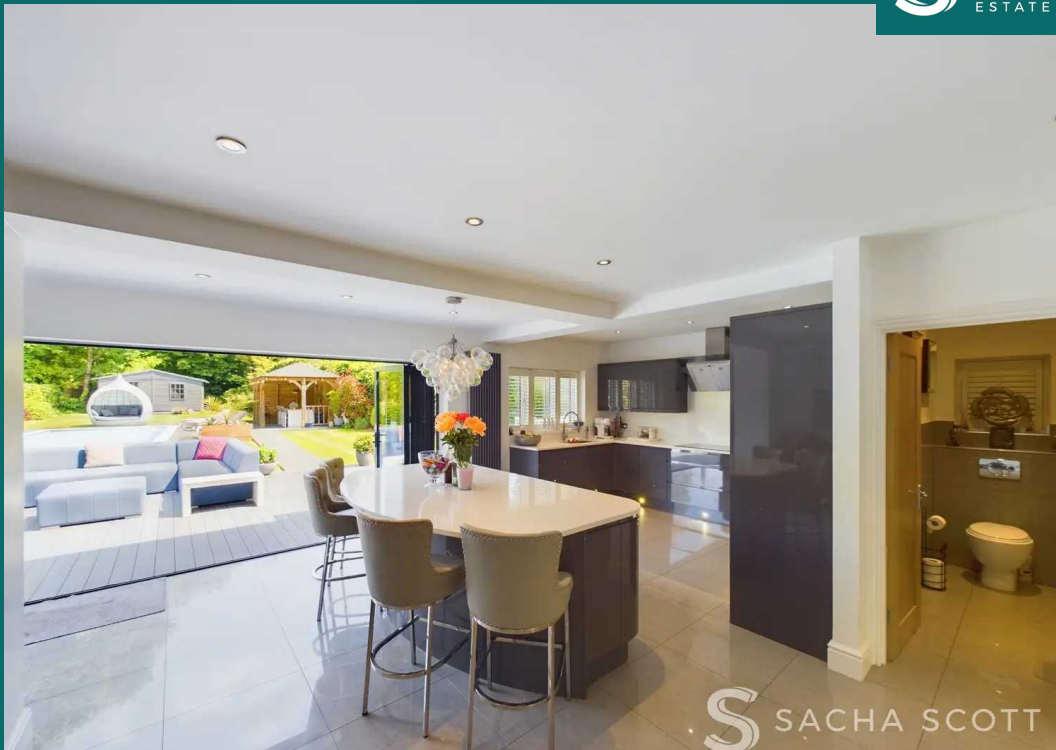


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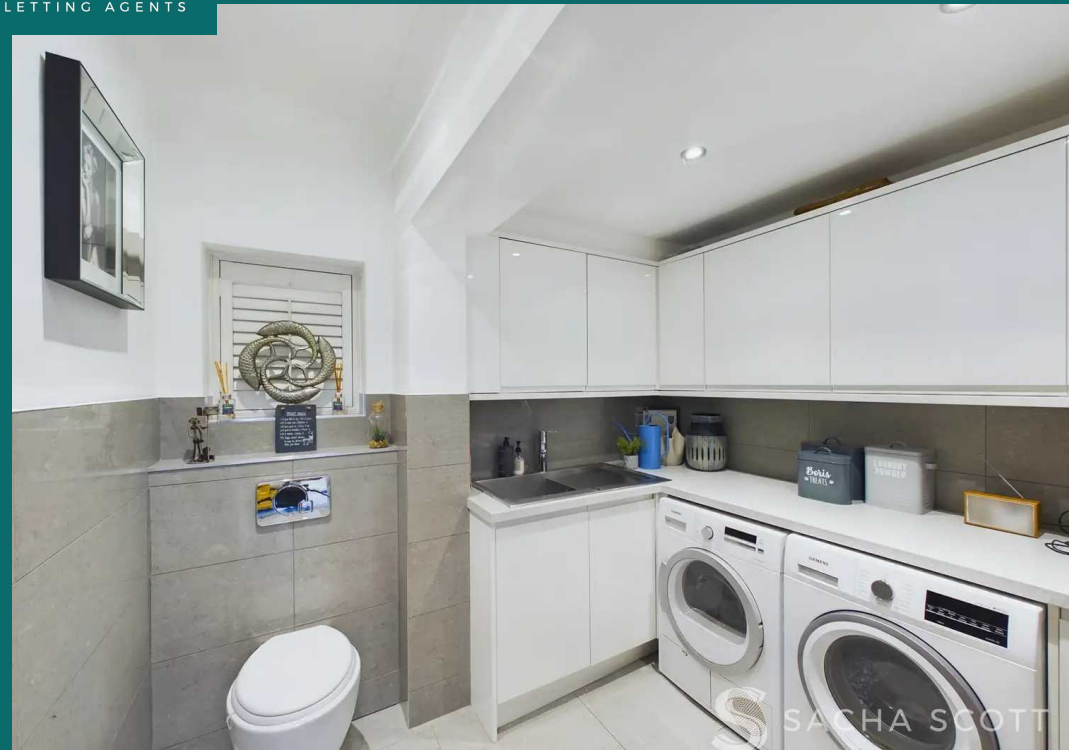
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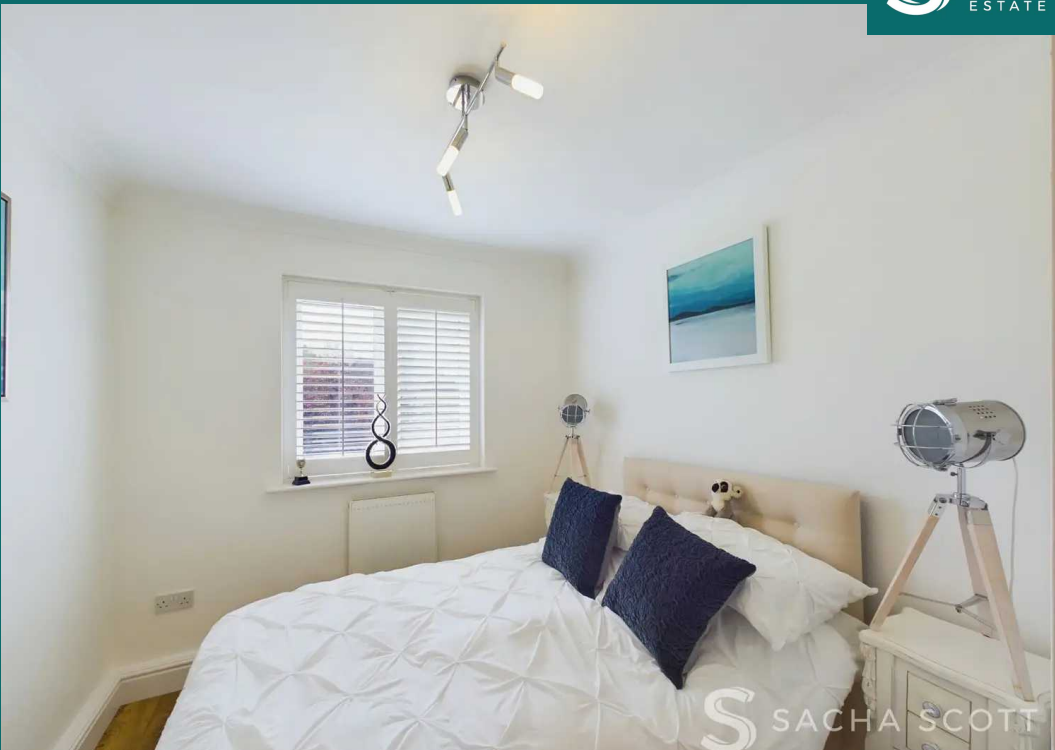


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