



Highfield, Banstead, Surrey SM7 3LJ
£1,695,000 - Freehold

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**WILLIAMS
HARLOW**



An opportunity to acquire a substantial residence with accommodation currently 3,848 sq ft approximately. The current layout comprises of FOUR RECEPTION ROOMS AND FIVE DOUBLE BEDROOMS. The property occupies approximately half acre plot with fine views to the rear of Chipstead Valley. All is located in a quiet cul-de-sac position and within easy reach of local shops at Chipstead Station Parade, miles of open countryside and mainline rail services from Chipstead direct to London. The present owners have planning permission approved with drawings attached to this listing for the substantial extension which approximately doubles the size of the present accommodation. Prospective purchasers can view this planning permission in full on the Reigate & Banstead Planning Permission portal under reference Planning Number: 20/01733/HHOLD Approved October 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ENTRANCE PORCH

Recessed entrance porch under pitched tiled canopy and lighting. Giving access to:

FRONT DOOR

Hardwood front door with windows either side, giving access through to:

ENTRANCE RECEPTION

3.91m x 5.03m (12'10 x 16'6)

Marble tiled flooring. Stairs rising to the first floor with attractive balustrade. Understairs storage cupboard. Coving. Timeclock and thermostat for the gas central heating. Radiator.

CLOAKROOM

1.47m x 1.22m (4'10 x 4'0)

Continuation of matching tiling. Further door providing access through to:

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap. Half height tiling. Tiled floor. Downlighters. Obscured glazed window to the side.

SITTING ROOM

3.99m x 7.42m (13'1 x 24'4)

The room of triple aspect measured into attractive bay window to the front with fitted shutters, oriel bay window to side and double opening french doors to the rear. Wooden flooring. 3 x radiators. Fireplace feature with stone hearth and surround with inset log burner. Downlighters. Coving.

CONSERVATORY

5.38m x 4.88m (17'8 x 16'0)

Full height window to three sides and double opening french doors to the rear. All under a glazed roof with tiled floor with underfloor heating. Wall mounted contemporary radiator. All of which has a fine outlook over the rear garden.

STUDY

3.73m x 5.13m (12'3 x 16'10)

Measured into the bay window to the rear with fine views. Wooden flooring. Coving. 2 x radiators.

DINING ROOM

4.09m x 6.73m (13'5 x 22'1)

Measured into an attractive bay window to the front with fitted shutters and further window to the side. Downlighters. Coving. Radiator.

KITCHEN./BREAKFAST ROOM

9.37m x 5.28m (30'9 x 17'4)

The room benefits from being double aspect with double opening french doors with windows either side and above with a fine outlook over the rear garden. There is also a further window to the side and to rear. The hand built kitchen is set on a tiled floor with units comprising of granite work surfaces incorporating a large central island with inset 1/2 bowl sink drainer with mixer tap. There are further ranges of work surfaces below which there are cupboards and drawers. Built in dual fuel range cooker with chimney extractor above and glass splashback. There are also full height cupboards and further floor standing cupboard. Downlighters. Radiator.

UTILITY ROOM

1.55m x 4.17m (5'1 x 13'8)

Work surfaces with an inset Belfast sink with mixer tap below which there are cupboards and drawers and space for two domestic appliances. Full height cupboard. Wall mounted gas central heating boiler. Tiled floor. Radiator. Connecting door and window to the side.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase to a generous gallery landing with access to loft void. Coving. 2 x windows to front. Radiator. Linen cupboard.

MASTER BEDROOM

9.09m x 4.88m maximum (29'10 x 16'0 maximum)

The room is of double aspect with window to rear and side. 2 x radiators. A comprehensive range of built in wardrobes providing useful hanging and storage. Downlighters. Coving.

EN-SUITE BATHROOM

3.05m x 4.04m (10'0 x 13'3)

Panel bath with wall mounted mixer tap. Independent walk in shower with rain and hand held showers with wall mounted controls. Wash hand basin with mixer tap. Low level WC. Half height tiling and tiled floor. Contemporary radiator. Obscured glazed window to the side. Downlighters. Extractor.

BEDROOM TWO

5.79m x 4.06m (19'0 x 13'4)

Double aspect room with two windows to front and further window to side. Radiator. Coving. Downlighters.

EN-SUITE BATHROOM

White suite. Claw and Ball bath with mixer tap and shower attachment. Fully enclosed shower cubicle. Pedestal wash hand basin. Low level WC. Obscured glazed window to the side. Fully tiled walls and tiled floor. Downlighters. Ceiling mounted extractor.

BEDROOM THREE

5.97m x 3.73m (19'7 x 12'3)

Measurement includes entrance recess and measured into bay window to the rear with fine views. Coving. Downlighters. Radiator.

BEDROOM FOUR

4.27m x 3.89m (14'0 x 12'9)

Double aspect room with two windows to front and further window to side. Half height panelling. Radiator. Coving.

BEDROOM FIVE

4.27m x 3.18m (14'0 x 10'5)

Double aspect room with window to rear and window to side. Wood effect flooring. Radiator.

SHOWER ROOM

Fully enclosed shower cubicle with hand held attachment. Low level WC. Wash hand basin with mixer tap. Fully tiled walls and tiled floor. Downlighters. Ceiling mounted extractor. Heated towel rail.

OUTSIDE

The property occupies approximately a half an acre plot overall.

FRONT

There is a well laid brick driveway suitable for parking approximately 4 to 5 vehicles off street. To one side there is an area of lawn flanked by mature flower and shrub borders with laurel hedging marking the front boundary. There is also outside lighting. To the other side of the driveway there are steps down to a patio area which provides access to the front door. There are further areas of lawn, covered seating area and also an area laid to pea shingle.

DETACHED DOUBLE GARAGE

5.23m x 6.55m (17'2 x 21'6)

Accessed via an electronically controlled up and over door. Power and lighting. All is under a pitch tiled roof.

REAR GARDEN

Immediately to the rear of the property there is an elevated decked area which can be accessed via the breakfast room. There are steps down to the remaining part of the garden. There is a further stone patio at two levels with inset lighting accessible from the sitting room and conservatory. There is a garden pond with a waterfall feature beyond which lies the remainder of the garden which is principally laid to an expansive area of lawn with two wooden garden stores. There are various flower/shrub borders and some mature trees. All of the garden enjoys fine view over Chipstead Valley and beyond.

PLANNING PERMISSION

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