




HENLEY HOMES

125 Higher Drive | Banstead
Surrey | SM7 1PS |



Set within a plot size of approximately 1/2 acre, this stunning detached family home has been renovated to the most exacting of standards with the most amazing views looking over North Looe. The ground floor accommodation is second to none with five reception rooms; a large double aspect sitting room a family room with a sliding door to the open plan kitchen / dining room, a study which has a solid oak bespoke office suite, TV room and a games room. The ground floor also benefits from a boot room, wet room and utility room which has access to one of the two garages. The first floor has five bedrooms with two being en-suite and a further family bathroom.

Entrance Hall

Solid oak parquet flooring with oak banisters.

Kitchen / Dining Room 19' 3" x 15' 4" (5.86m x 4.67m)

Rear aspect, bi-fold doors leading onto patio area, Neff integrated electric oven, grill, microwave oven and warming drawer, Neff induction hob with extractor hood, high and low level storage with surround lighting at low level, granite work surface, space for larder fridge and freezer and space for wine chiller, ceramic tiled floor, central island with low level storage, space for drinks fridge, 1 1/2 sinks, granite worktop, integrated dishwasher, sliding door leading to the family room.

Utility

Remote control velux window, high and low level storage, sink, space for washing machine and tumble dryer, ceramic tiled floor and part tiled walls, door leading into garage.





Sitting Room 17' 1" x 10' 11" (5.20m x 3.32m)
Double aspect, solid oak parquet flooring, log burning fireplace with marble surround and hearth, cornice, oak window sill.

Family Room 18' 8" x 10' 1" (5.69m x 3.07m)
Rear aspect, bi-fold doors leading onto patio area, side slide door leading into kitchen.

Cloakroom
Quarry tiled floor, low level WC, wash hand basin on vanity unit with mosaic tiled splash-back.

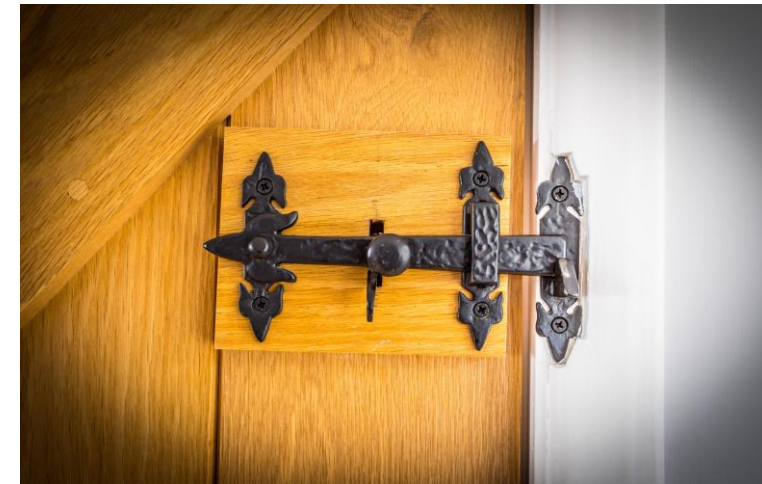


Study 10' 9" x 8' 6" (3.27m x 2.59m)

Front aspect, quarry tiled window sill, solid oak parquet flooring, bespoke built in office suite with bookcases and low level storage.

TV Room 10' 2" x 7' 9" (3.10m x 2.36m)

Front aspect, cornice, quarry tiled window sill.





Games Room 16' 6" x 13' 9" (5.03m x 4.19m)

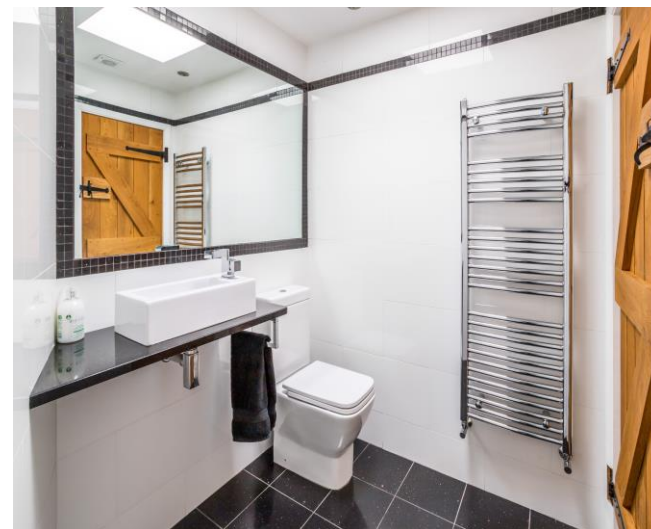
Double aspect, solid oak parquet, underfloor heating, patio door leading into the garden.

Wet Room 6' 9" x 5' 6" (2.06m x 1.68m)

Remote control velux window, low level WC, wash hand basin on granite shelf, heated towel rail, ceramic tiled floor and walls, rainwater shower head and separate hand held attachment.

Boot Room

Rear aspect, ceramic tiled floor, wash hand basin, door leading into the garden.



Master bedroom 14' 8" x 9' 9" (4.47m x 2.97m)
Rear aspect with large walk in dressing area.

En-suite

Rear aspect, heated towel rail, porcelanosa ceramic tiled walls and floor, wash hand basin on pedestal, low level WC, mosaic panelled bath with rainwater shower head and separate hand held attachment.





Bedroom 2 12' 8" x 11' 0" (3.86m x 3.35m)
Front aspect.

Ensuite

Corner shower unit with hand held shower attachment, heated towel rail, low level WC, wash hand basin on vanity unit, porcelanosa ceramic tiled walls and floor.

Bedroom 3 15' 0" x 8' 9" (4.57m x 2.66m)
Double aspect, quarry tiled window sill.



Bedroom 4 11' 2" x 8' 8" (3.40m x 2.64m)
Front aspect.

Bedroom 5 7' 5" x 6' 6" (2.26m x 1.98m)
Front aspect.

Family Bathroom 10' 0" x 5' 0" (3.05m x 1.52m)
Rear aspect, porcelanosa ceramic tiled floor and walls, wash hand basin on vanity unit, low level WC, heated towel rail, ceramic tiled panelled bath with separate shower attachment and wall mounted rainwater shower head.





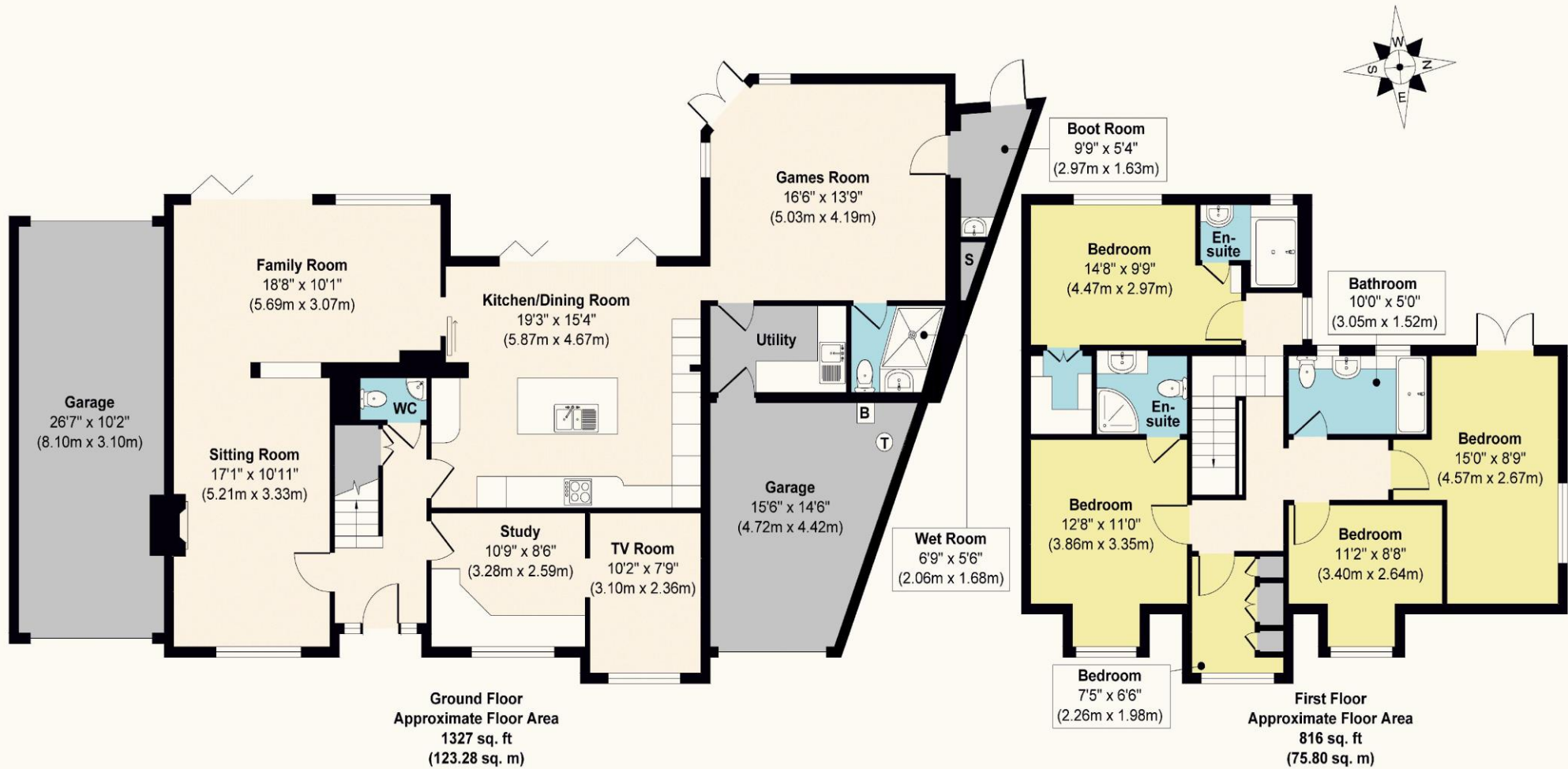
Garage 1 26' 7" x 10' 2" (8.10m x 3.10m)
Electric up and over, front to back.

Garage 2 15' 6" x 14' 6" (4.72m x 4.42m)
Electric up and over, door leading to utility.

Garden
South / Westerly facing.

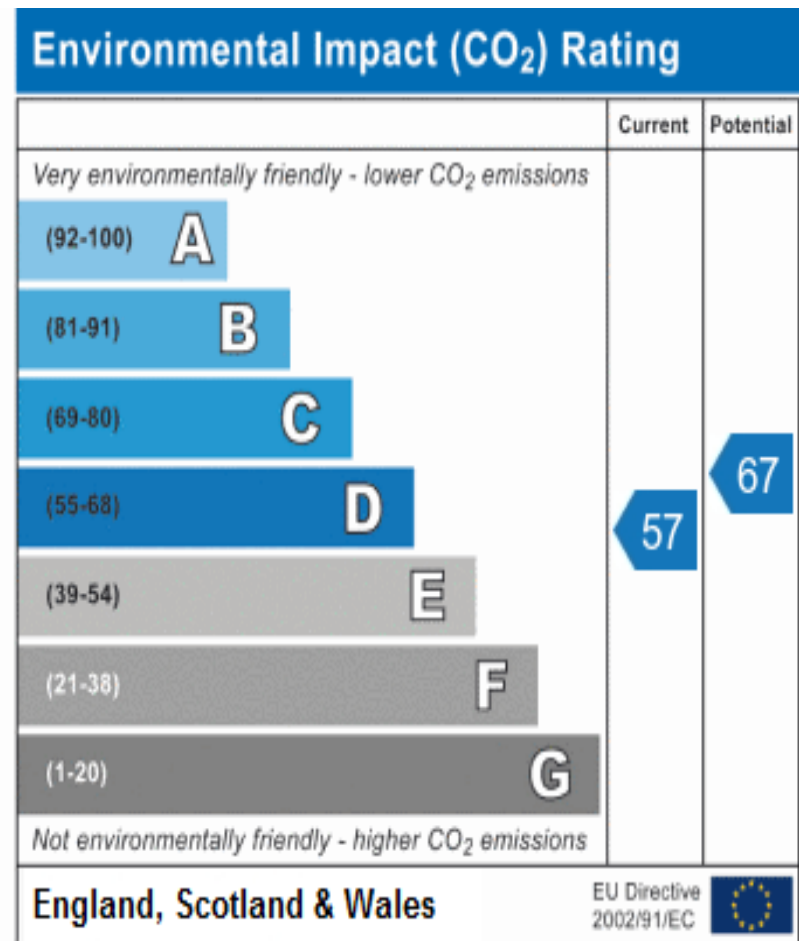
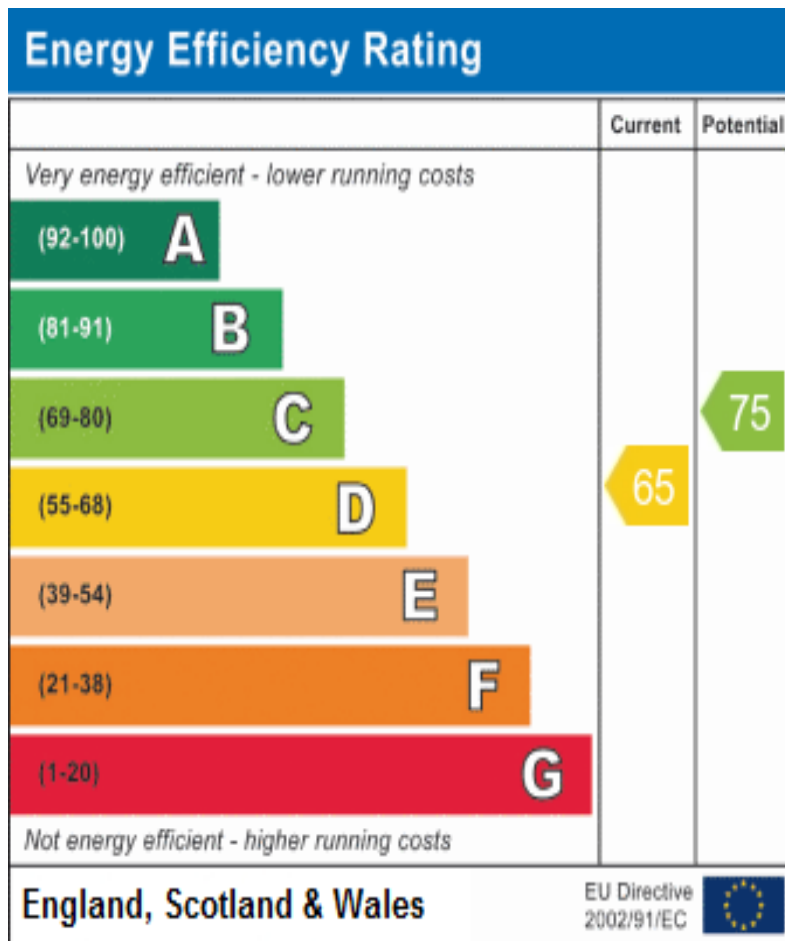


Higher Drive, SM7



Approx. Gross Internal Floor Area 2143 sq. ft / 199.09 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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