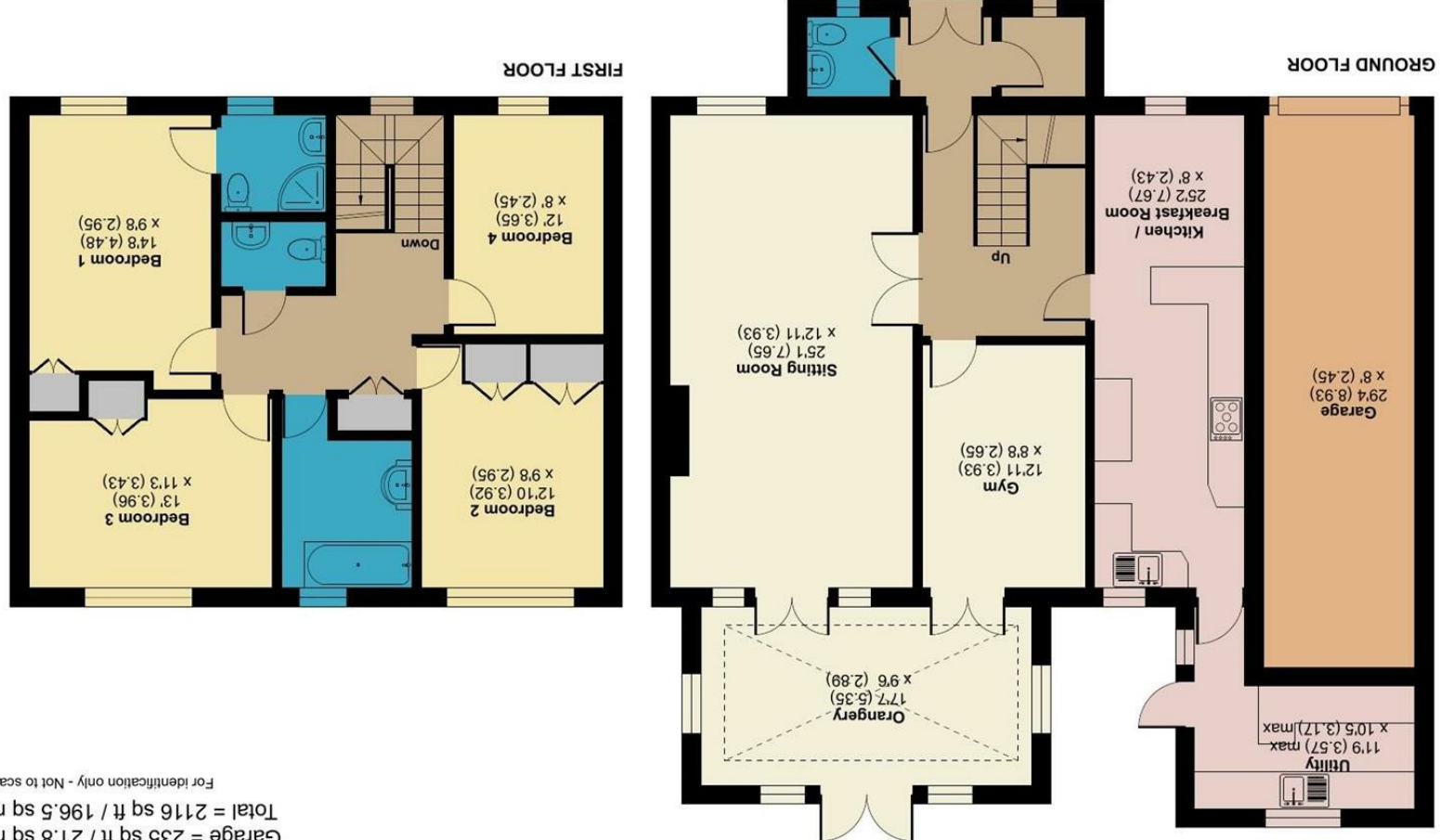


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © richcom 2026. Incorporating International Property Measurement Standards (IPMS2 Residential). RFP: 1463186



Approximate Area = 1881 sq ft / 174.7 sq m  
 Garage = 235 sq ft / 21.8 sq m  
 Total = 2116 sq ft / 196.5 sq m

### Ashley Drive, Banstead, SM7

For identification only - Not to scale



# ASHLEY DRIVE, BANSTEAD SM7 2AG

GUIDE PRICE £1,000,000

GUIDE PRICE £1,000,000 - £1,050,000

TUCKED AWAY WITHIN THE PEACEFUL CUL-DE-SAC OF ASHLEY DRIVE, BANSTEAD, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED RESIDENCE OFFERS AN EXCEPTIONAL BALANCE OF SPACE, STYLE, AND FAMILY LIVING IN ONE OF THE AREA'S MOST DESIRABLE SETTINGS.

THOUGHTFULLY MAINTAINED AND FILLED WITH NATURAL LIGHT THROUGHOUT, THE PROPERTY PROVIDES GENEROUSLY PROPORTIONED ACCOMMODATION PERFECTLY SUITED TO MODERN FAMILY LIFE. THE WELCOMING INTERIOR FEATURES THREE VERSATILE RECEPTION ROOMS, CREATING ELEGANT SPACES FOR BOTH EVERYDAY LIVING AND ENTERTAINING ON A LARGER SCALE.

THE SPACIOUS KITCHEN/BREAKFAST ROOM SERVES AS THE HEART OF THE HOME, COMPLEMENTED BY AN ORANGERY OVERLOOKING THE GARDEN AND ADDITIONAL FLEXIBLE LIVING SPACE IDEAL FOR A GYM, HOME OFFICE, OR FAMILY ROOM. UPSTAIRS, FOUR WELL-APPOINTED BEDROOMS ARE ACCOMPANIED BY TWO CONTEMPORARY BATHROOMS, OFFERING COMFORTABLE ACCOMMODATION FOR GROWING FAMILIES.

EXTERNALLY, THE PROPERTY BENEFITS FROM AMPLE OFF-STREET PARKING FOR SEVERAL VEHICLES TOGETHER WITH AN INTEGRAL GARAGE, A RARE AND HIGHLY SOUGHT-AFTER FEATURE WITHIN THIS PRIME RESIDENTIAL LOCATION.

ASHLEY DRIVE IS IDEALLY POSITIONED WITHIN EASY WALKING DISTANCE OF THE EVER-POPULAR BANSTEAD VILLAGE, RENOWNED FOR ITS CHARMING BOUTIQUES, CAFÉS, RESTAURANTS, AND LOCAL AMENITIES. BANSTEAD STATION IS ALSO NEARBY, PROVIDING CONVENIENT RAIL CONNECTIONS INTO LONDON, MAKING THIS AN IDEAL CHOICE FOR COMMUTERS.

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME SET WITHIN A QUIET AND HIGHLY DESIRABLE BANSTEAD CUL-DE-SAC
- THREE SPACIOUS RECEPTION ROOMS, ORANGERY, AND VERSATILE ADDITIONAL LIVING SPACE IDEAL FOR A GYM OR HOME OFFICE
- GENEROUS OFF-STREET PARKING, INTEGRAL GARAGE, AND BRIGHT, WELL-BALANCED ACCOMMODATION THROUGHOUT
- WALKING DISTANCE TO BANSTEAD VILLAGE AND BANSTEAD STATION WITH EXCELLENT TRANSPORT LINKS INTO LONDON
- COUNCIL TAX BAND G
- EPC RATING - D

