



CHRISTIES



Higher Drive, Banstead, SM7

Approximate Area = 3860 sq ft / 358.6 sq m
Limited Use Area(s) = 80 sq ft / 7.4 sq m
Garage = 223 sq ft / 20.7 sq m
Total = 4163 sq ft / 386.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026.
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HIGHER DRIVE, SM7 1PF

GUIDE PRICE £1,700,000

WELCOME TO HIGHER DRIVE — A SUBSTANTIAL AND BEAUTIFULLY ARRANGED 5 BEDROOM DETACHED FAMILY HOME, SET WITHIN A SOUGHT-AFTER BANSTEAD LOCATION IDEAL FOR LOCAL AMENITIES INCLUDING OUTSTANDING SCHOOLS, SHOPS AND TRANSPORT FACILITIES AND BENEFITING FROM "NO ONWARD CHAIN"

THIS IMPRESSIVE RESIDENCE OFFERS GENEROUS AND VERSATILE ACCOMMODATION, IDEAL FOR MODERN FAMILY LIVING. THE GROUND FLOOR PROVIDES A SUPERB BALANCE OF RECEPTION SPACE, INCLUDING A LARGE SITTING ROOM, FORMAL DINING ROOM, AND A SEPARATE OFFICE, OFFERING FLEXIBILITY FOR BOTH ENTERTAINING AND WORKING FROM HOME. THE KITCHEN IS WELL-POSITIONED WITH ADJOINING UTILITY SPACE, CREATING A PRACTICAL AND FUNCTIONAL HUB OF THE HOME WITH ACCESS TO THE GARDEN.

UPSTAIRS AND YOU ARE PRESENTED WITH A GALLERIED LANDING OFFERING BEAUTIFUL VIEWS OF THE FRONT GARDEN THROUGH A FEATURE WINDOW. THE PROPERTY OFFERS WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE, ALONGSIDE ADDITIONAL BEDROOMS SERVED BY A MODERN FAMILY BATHROOM, PROVIDING EXCELLENT ACCOMMODATION FOR FAMILY AND GUESTS ALIKE. A FURTHER UPPER LEVEL OFFERS A SUBSTANTIAL ADDITIONAL SPACE, IDEAL FOR USE AS A BEDROOM OR GAMES ROOM.

EXTERNALLY, THE PROPERTY ENJOYS A MATURE AND PRIVATE REAR GARDEN, ENHANCED BY A HEATED SWIMMING POOL, CREATING A FANTASTIC SPACE FOR OUTDOOR ENTERTAINING AND FAMILY ENJOYMENT. TO THE FRONT, THE CARRIAGE DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING AND AN IMPRESSIVE APPROACH TO THE HOME, IN ADDITION TO A GARAGE.

COMBINING GENEROUS PROPORTIONS, FLEXIBLE LIVING SPACE AND A HIGHLY DESIRABLE LOCATION, HIGHER DRIVE REPRESENTS AN EXCELLENT LONG-TERM FAMILY HOME.

CALL OUR EXPERIENCED SALES TEAM TODAY TO ARRANGE YOUR VIEWING.

- NO ONWARD CHAIN
- SUBSTANTIAL DETACHED FAMILY HOME IN A SOUGHT-AFTER BANSTEAD LOCATION
- FIVE WELL-PROPORTIONED BEDROOMS WITH EN-SUITE AND ADDITIONAL BATHROOMS
- MULTIPLE RECEPTION ROOMS INCLUDING SITTING ROOM, DINING ROOM AND OFFICE
- CARRIAGE DRIVEWAY PROVIDING EXTENSIVE OFF-STREET PARKING
- PRIVATE REAR GARDEN WITH HEATED SWIMMING POOL
- EPC RATING C
- COUNCIL TAX BAND H

