

37 Banstead Road South, Sutton, SM2 5LG
Offers Over £1,250,000 Freehold



PAUL GRAHAM

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DESCRIPTION

A charming and substantial four/five bedroom Italian-inspired detached house, this home is beautifully presented with luxury finishes throughout. Set on a generous plot, the property offers a versatile layout with a choice of reception rooms, a modern kitchen/breakfast room, and three bathrooms. A self-contained annexe adds excellent flexibility for multi-generational living or guest accommodation. Outside, the home enjoys landscaped grounds with a gated driveway, a swimming pool, and a large workshop/outbuilding complete with wine cellar, larder and stores all adding to its unique character. This rare offering combines elegance with practicality, providing ample space for family living and entertaining. With exciting potential for further redevelopment or extension (STPP), it presents an ideal opportunity to create a dream home tailored to individual lifestyle needs.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 18' 8" x 16' 4" (5.69m x 4.98m)

DINING ROOM 19' 1" x 12' 2" (5.82m x 3.71m)

KITCHEN/BREAKFAST ROOM 15' 1" x 11' 8" (4.6m x 3.56m)

CONSERVATORY 10' 4" x 8' 11" (3.15m x 2.72m)

SHOWER ROOM

BEDROOM 1 14' 10" x 13' 9" (4.52m x 4.19m)

BEDROOM 2 14' 1" x 12' 1" (4.29m x 3.68m)

BEDROOM 3 10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM 4 11' 11" x 9' 5" (3.63m x 2.87m)

BATHROOM

GARDEN

STUDY 8' 1" x 4' 2" (2.46m x 1.27m)

BEDROOM 5 17' 6" x 8' 1" (5.33m x 2.46m)

ANNEXE BATHROOM

PUMP ROOM 8' 8" x 5' 3" (2.64m x 1.6m)

STORE 17' 5" x 4' 0" (5.31m x 1.22m)

STORE 7' 9" x 3' 1" (2.36m x 0.94m)

STORE 5' 0" x 3' 10" (1.52m x 1.17m)

OUTBUILDING FAMILY ROOM 21' 6" x 17' 3" (6.55m x 5.26m)

OUTBUILDING STORE 17' 5" x 15' 4" (5.31m x 4.67m)

GATED DRIVE

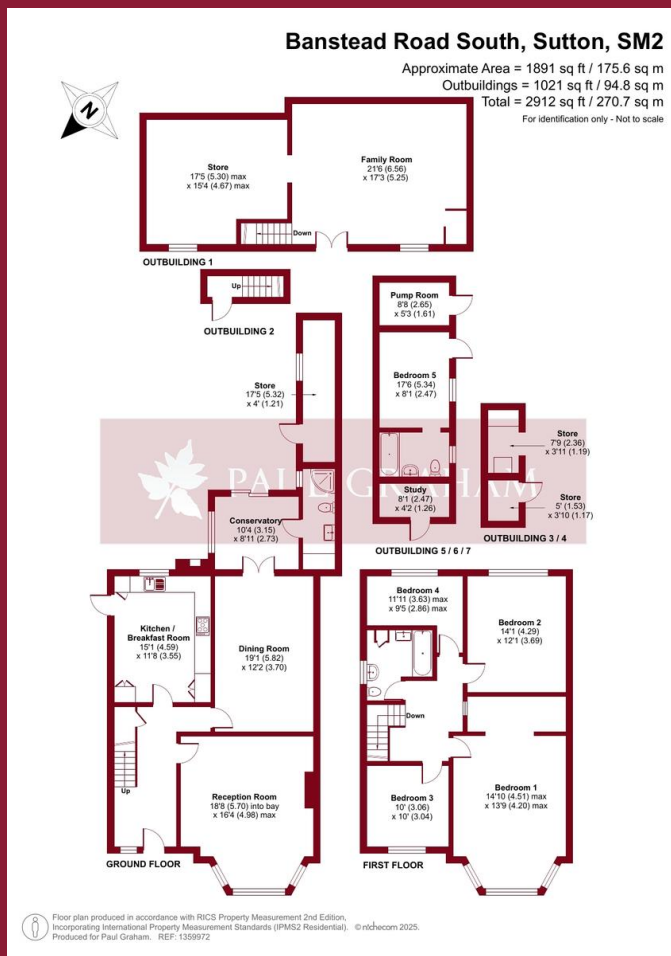
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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