



CUATRO MEWS

BANSTEAD, SURREY



An exclusive collection of just four 4 bedroom luxurious family homes, conveniently located in the sought-after village of Banstead, Surrey. These homes offer a sublime specification, picturesque views and access to the Surrey Hills Area of Outstanding Natural Beauty.



WELCOME TO CUATRO MEWS





PERFECTLY PLACED FOR MODERN LIVING

THE BEST OF VILLAGE LIVING

With Banstead itself sitting on the edge of the North Downs in the Metropolitan Green Belt, residents at Cuatro Mews will enjoy everything this popular village has to offer. Boasting the facilities of a town whilst retaining its historic village feel, Banstead's expansive High Street is less than a mile away and draws people in, with over 100 shops and restaurants to explore, including Waitrose, Marks & Spencer Simply Food, Boots and a range of specialist independents. On the edge of Banstead is Le Raj, which has an enviable reputation as one of the best Indian restaurants outside of the capital. For country pub dining, The Mint or The Woolpack ooze rural charm and rustic character, while Ciao Italia offers an award-winning selection of mouth-watering authentic Italian cuisine.

ENJOY A PREMIER LEVEL OF LEISURE

Banstead makes the most of its enchanting open countryside by offering plenty of leisure opportunities to suit any hobby. Enjoy a day at the races at Epsom Downs Racecourse, home to the UK's prestigious thoroughbred horse race, The Derby; or take advantage of the sandy heathland throughout Surrey, which is home to a number of premier golf courses. Keen cricketers will enjoy Banstead Cricket Club, set only a short distance from the homes at Cuatro Mews, or for more variety, Tadworth Leisure Centre offers an extensive gym, a 25 metre swimming pool and a range of fitness classes. Those that relish the great outdoors will enjoy discovering the hidden secrets and natural wonder of Banstead Woods, an enchanting woodland occupying more than 200 acres,

thought once to be owned by Anne Boleyn. Mayfield Lavender Farm is another highlight, where visitors can explore the vivid lavender fields grown at this family-run farm.

ON THE RIGHT TRACK

Approximately 15 miles from London and 3 miles away from Epsom, Banstead offers excellent travel connections by rail and road. Commuters can grab their morning coffee to go at an enticing array of cafés, before catching one of the many train services that run into central London from Banstead station. International travellers will benefit from easy access to Gatwick Airport, which is less than a half-hour drive away. Just 5 miles from Banstead is junction 8 of the M25, ideal for heading to the coast or further around the Capital.

FIRST-CLASS SCHOOLING

Within walking distance lies a wonderful selection of schooling that will guide your child from nursery all the way to secondary. Bright Horizons Banstead Day Nursery & Preschool and The Beacon School are less than a 5 minute walk away, both rated 'Good' by Ofsted. Meanwhile, Banstead Infant School and Banstead Community Junior School, which are just 13 minutes away on foot, are also rated 'Good' by Ofsted. For independent schooling, Aberdour School is just an 11 minute walk, while further afield Banstead Preparatory School is only a 6 minute drive. For further education, globally-ranked Kingston University is under half an hour's drive away and London's highly acclaimed universities are within easy reach thanks to convenient access to the train network.

PERFECTLY
CONNECTED

High Street	0.8 miles	6 min drive	16 min walk
Banstead Downs Golf Club	1.8 miles	6 min drive	
Banstead Woods	2.2 miles	6 min drive	
Mayfield Lavender Farm	2.7 miles	8 min drive	
Banstead Railway Station	1 mile	4 min drive	19 min walk
Sutton Railway Station	3.1 miles	9 min drive	
Gatwick Airport	17.2 miles	32 min drive	
London Victoria from Sutton Railway Station	30 minutes		
London Bridge from Banstead Railway Station	44 minutes		
The Beacon School	0.3 miles	1 min drive	5 min walk
Banstead Preparatory School	1.6 miles	6 min drive	30 min walk
Kingston University	7.8 miles	31 min drive	
Reigate	6.6 miles	16 min drive	
Croydon	6.9 miles	24 min drive	
Kingston-upon-Thames	8.8 miles	35 min drive	

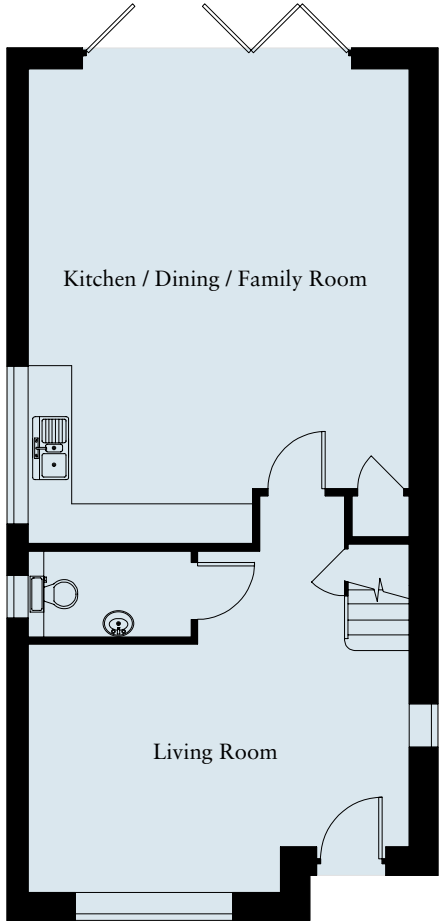
Times taken from [googlemaps.co.uk](https://www.google.com/maps) & [nationalrail.co.uk](https://www.nationalrail.co.uk)

YOUR SETTING

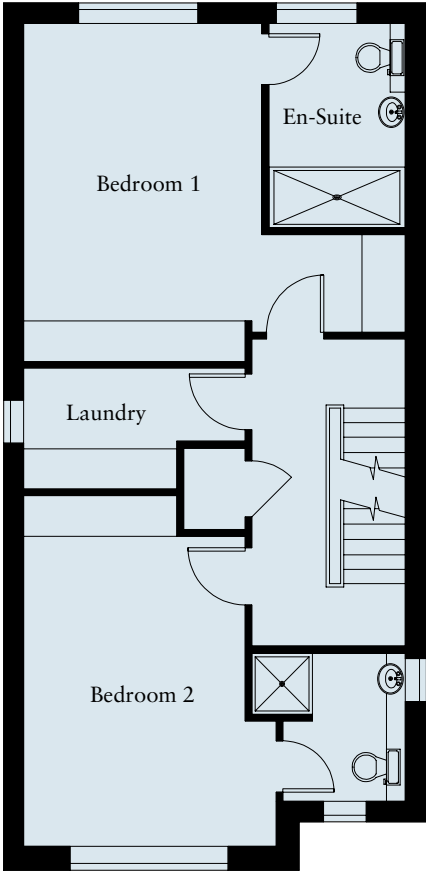




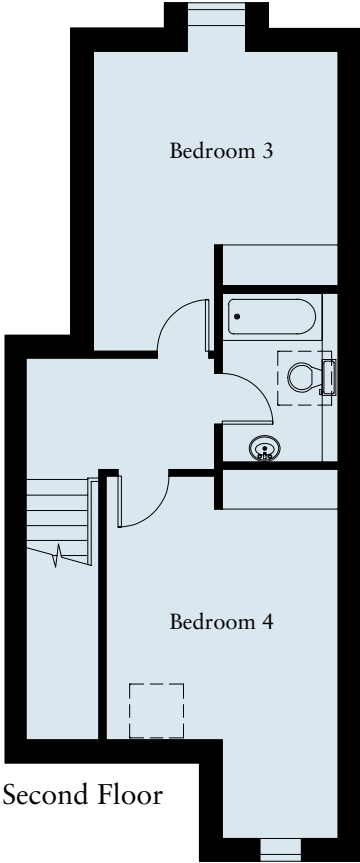
HOME 1



Ground Floor



First Floor

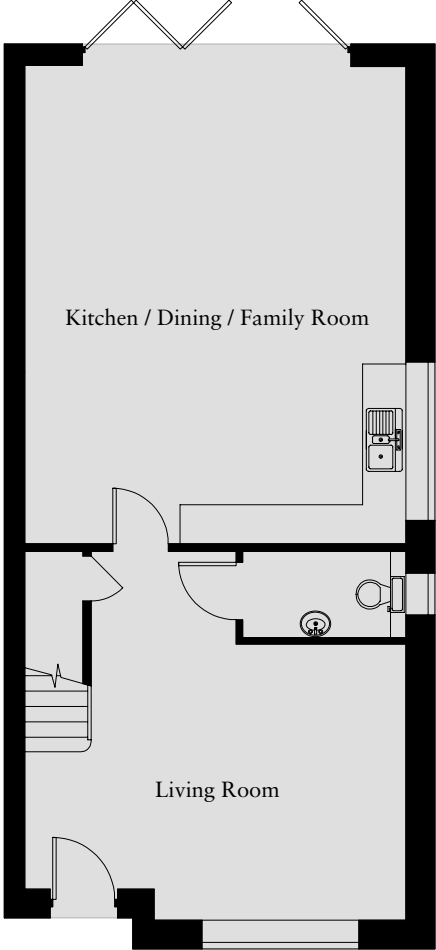


Second Floor

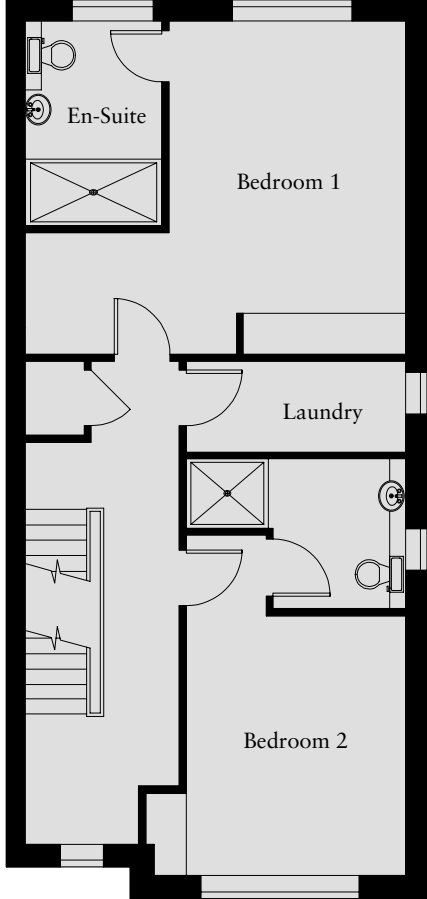
Kitchen / Dining / Family Room	7.06m x 5.56m	23'1 x 18'3
Living Room	5.67m x 3.69m	18'7 x 12'1
Bedroom 1	5.56m x 4.41m	18'3 x 14'5
Bedroom 2	4.62m x 3.29m	15'2 x 10'9
Bedroom 3	4.67m x 3.30m	15'3 x 10'10
Bedroom 4	3.65m x 3.73m	12'0 x 12'2

183.0 sq m (1969 sq ft)

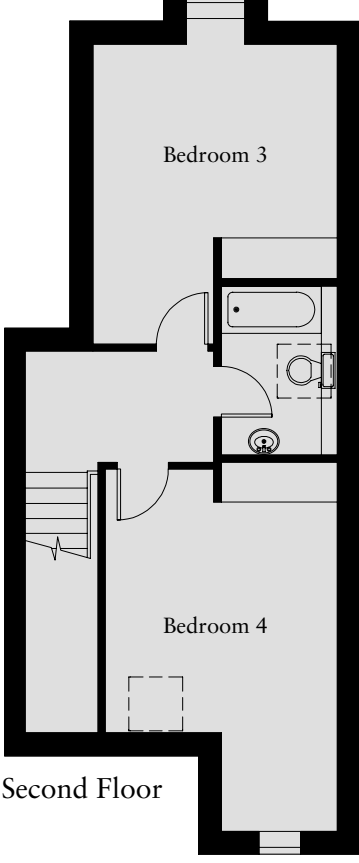
HOME 2



Ground Floor



First Floor



Second Floor

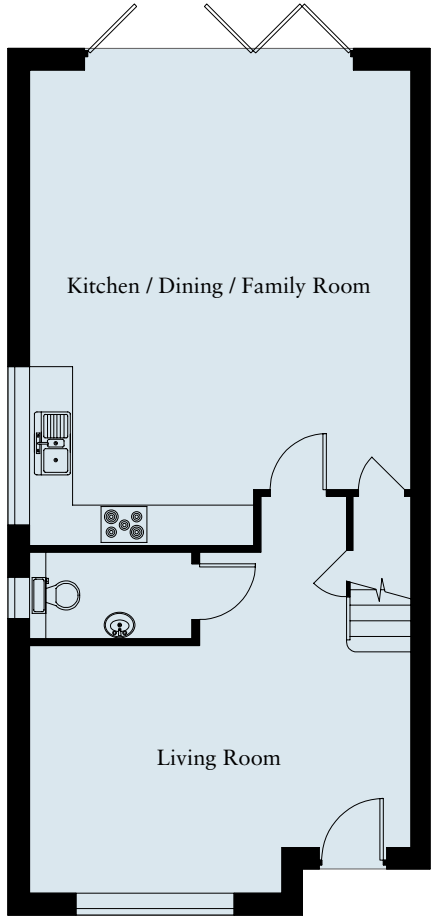
Kitchen / Dining / Family Room	7.10m x 5.56m	23'3 x 18'3
Living Room	5.56m x 5.49m	18'3 x 16'2
Bedroom 1	5.66m x 4.95m	18'6 x 16'2
Bedroom 2	3.87m x 3.75m	12'8 x 12'3
Bedroom 3	5.48m x 3.46m	17'11 x 11'4
Bedroom 4	4.44m x 3.64m	14'7 x 11'11

188.8 sq m (2032 sq ft)

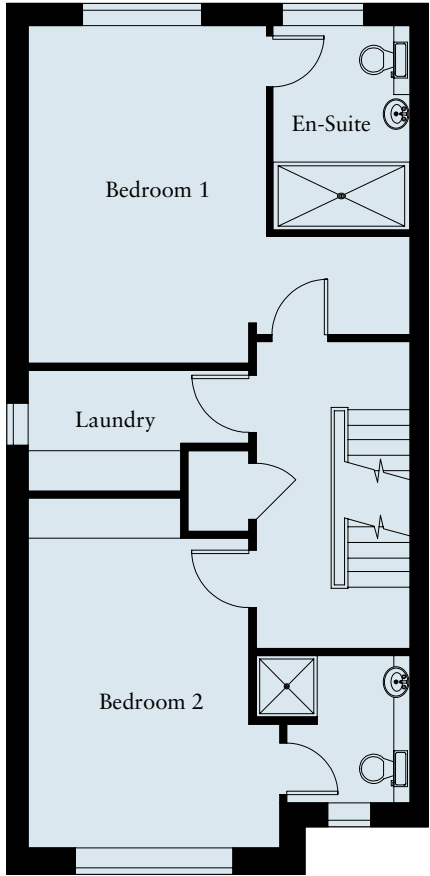




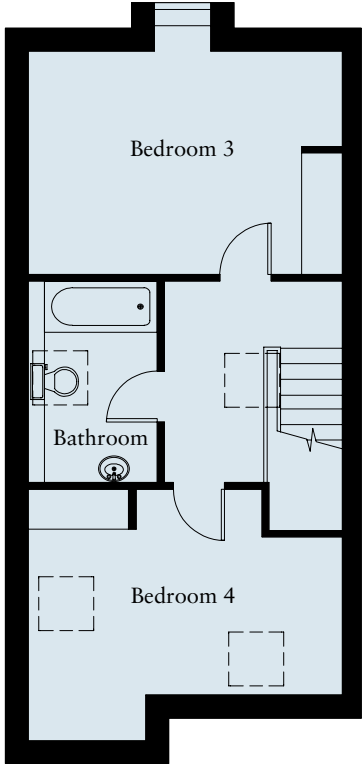
HOME 3



Ground Floor



First Floor



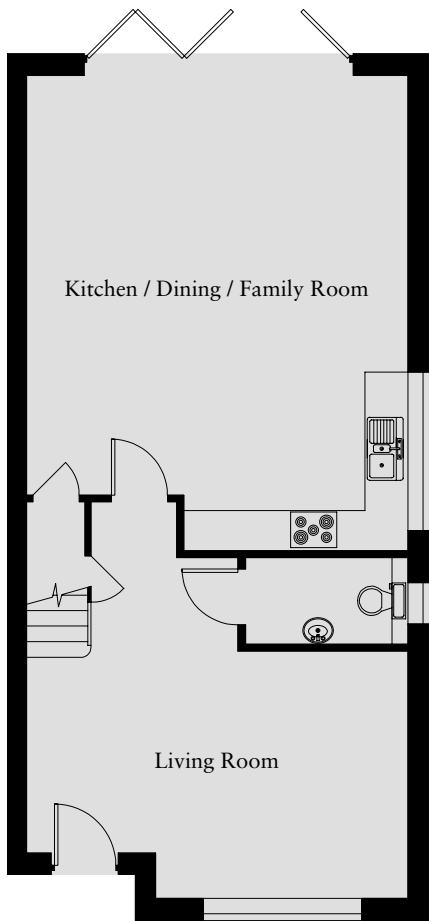
Second Floor

Kitchen / Dining / Family Room	7.06m x 5.56m	23'1 x 18'3
Living Room	5.67m x 5.22m	18'7 x 17'1
Bedroom 1	5.62m x 4.41m	18'5 x 14'5
Bedroom 2	4.62m x 3.29m	15'2 x 10'9
Bedroom 3	4.67m x 3.30m	15'3 x 10'10
Bedroom 4	4.67m x 3.73m	15'3 x 12'2

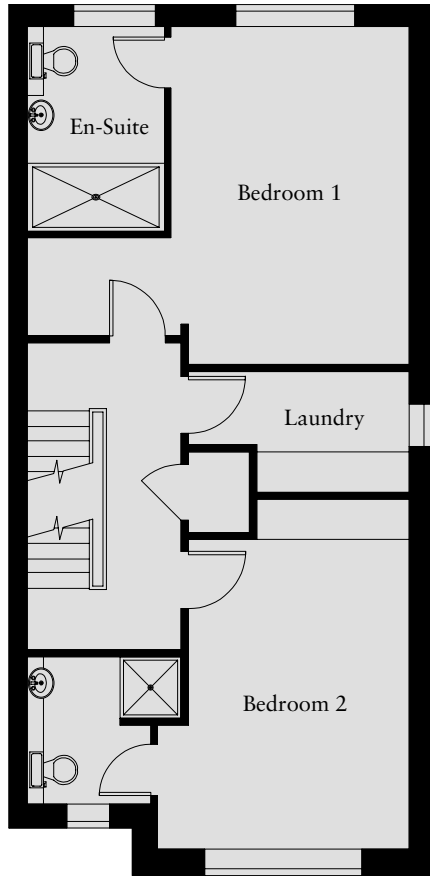
183.4 sq m (1974 sq ft)



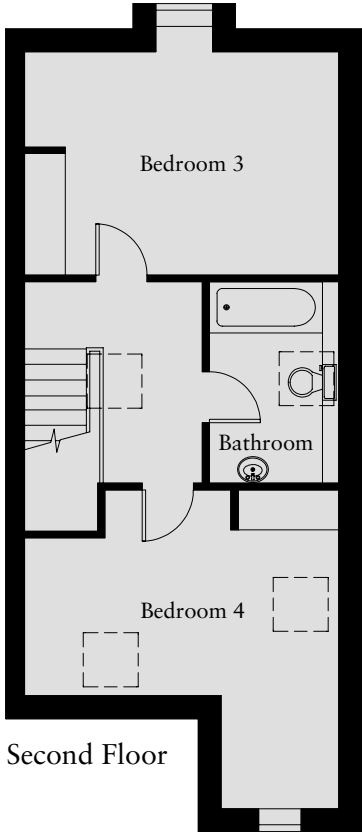
HOME 4



Ground Floor



First Floor



Second Floor

Kitchen / Dining / Family Room	7.06m x 5.56m	23'1 x 18'3
Living Room	5.67m x 5.22m	18'7 x 17'1
Bedroom 1	5.67m x 4.41m	18'7 x 14'5
Bedroom 2	4.62m x 3.29m	15'2 x 10'9
Bedroom 3	4.67m x 3.30m	15'3 x 10'10
Bedroom 4	4.73m x 4.67m	15'6 x 15'3

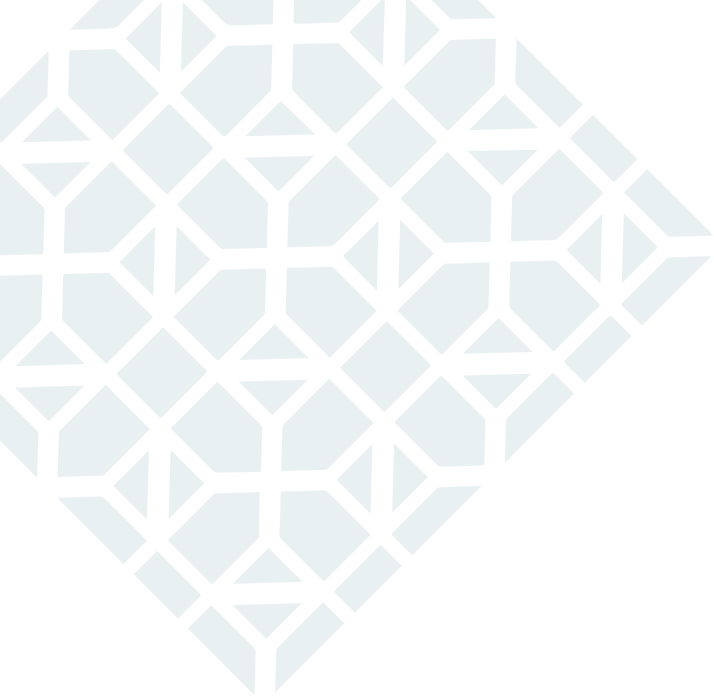
185.1 sq m (1992 sq ft)



Photography of typical Silver Homes interiors

A STUNNING SPECIFICATION





A DESIRABLE SPECIFICATION

CONTEMPORARY KITCHEN

Contemporary kitchen design with a subtle blend of grey wood effect and glossy dove grey units with stainless steel channels and soft close doors with 20mm graphite ice quartz stone work surfaces and upstand.

‘A’ rated energy efficient appliances to include: -

Neff CircoTherm system single oven with eco clean.

Built in stainless steel microwave with hot air.

Neff 4 zone induction hob with touch control.

Elica integrated canopy extractor.

Zanussi programmable fully-integrated dishwasher.

Zanussi integrated tall 70/30 fridge/freezer.

Single bowl stainless steel undermounted sink.

Abode 3 in 1 instant boiling water tap.

Evoline pop up socket.

LED under lighting.



STYLISH DESIGNER BATHROOMS

Feature ‘River Rock’ cloakroom basin.

Direct floor mounted shower trays with clear glass doors and chrome hinges, Aqualisa Visage smart digital shower controls and bath fillers with second remote control from the bedroom.

Duravit contemporary WCs with soft-close seats and Grohe dual flush concealed cisterns. Bauhaus/Duravit vanity units and Villeroy and Boch wall mounted basins with stylish Vado Italian wall /surface mounted contemporary taps.

Feature Italian ceramic/porcelain floor and wall tiling.

Radox premier flat chrome ladder style heated towel rails.

Shaver point and white inset ceiling LED spotlights.



ATTENTION TO DETAIL

Revolutionary Opti-Myst fire to the living room featuring safe to the touch ‘real flame’ technology.

Contemporary stepped white painted skirting boards and architraves. Moulding fitted to the outside edge of the architrave and mitred with skirting.

Feature staircase with glass balustrading and oak handrail.

White internal flush doors with Milan Nero chrome and black designer ironmongery.

Wardrobes - fitted to all bedrooms with full height sliding frosted glass doors with aluminium hanging system and shelving.

Aluminium bi-fold doors to the living room.

White painted ceilings and walls in a soft grey matt emulsion.

Joinery - generally white painted with eggshell soft sheen.

POWER & TECHNOLOGY

White low energy LED spotlights.

White flat plates with chrome switch power sockets, shaver points, TV points, and satellite outlets throughout. Dimmable switches to family room and living room.

Satellite cable distribution to living room, family room and all bedrooms.

Cat 6 cabling to allow for HDMI /data distribution by all TV points.

HEATING PLUMBING & INSULATION:

Fully automated and programmable heating and hot water system with 90% efficient gas fired condensing boiler.

Pressurised hot water system with secondary electric immersion heating element.

Underfloor heating to the ground floor.

Radiators with thermostatic valves elsewhere.

Chrome ladder style towel rails to all bathrooms and shower rooms.

High levels of insulation throughout achieving the latest building regulation standards.

LUXURY FLOORING & TILING

Engineered grey tinted oak flooring in the living room, kitchen/ dining/family room and cloakroom.

Porcelain/ceramic floor tiling to all bathrooms and utility rooms.

‘Intense’ carpet fitted to the stairs, landings and all bedrooms.

SECURITY & PEACE OF MIND

Mains fed smoke/heat detectors.

Multi zone security alarm system with panic button in the main bedroom suite.

10 year CRL New Homes Warranty.

OUTSIDE

The properties feature landscaped gardens both front and rear with Tarmac shared driveways and block paved private parking.

Indian sandstone paved patio and path.

The exterior of the homes are fitted with external lighting to both the front and rear.

1.8m high close boarded fencing to the rear with matching side gate.



Photography of typical Silver Homes interiors. Specification is subject to change.





CUATRO MEWS

THE DRIVE,
BANSTEAD, SURREY
SM7 1DA



Silver Homes has been specialising in the development of
award-winning luxury homes that exceed expectations since 1987.

With over 400 homes and 30 years experience, the company has gained a
widely recognised reputation for the creation of high-quality residential schemes.

Dedicated to designing exclusive homes in the most sought after locations, Silver Homes'
reputation is for creating impressive housing, with meticulous attention to detail.

SAUNDERS

01737 363333

banstead@richardsaunders.co.uk

richardsaunders.co.uk

IMPORTANT NOTICE: Saunders, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Saunders, have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.