



Great Ellshams, Banstead, Surrey  
Offers Over £1,000,000 - Freehold



**WILLIAMS  
HARLOW**























Located in the charming area of Great Ellshams, Banstead, this impressive detached house offers a perfect blend of space and comfort. With over 2300 square feet of living space, this property is ideal for families seeking a generous home in a desirable location.

The house features two well-appointed reception rooms, providing ample space for both relaxation and entertaining. The five spacious bedrooms ensure that everyone has their own private retreat, while the three modern bathrooms add convenience for busy mornings and family life.

One of the standout features of this property is its proximity to Banstead Village, which is just a short walk away. Here, you will find a delightful array of shops, cafes, and local amenities, making it easy to enjoy the vibrant community atmosphere.

Offered with no chain, this home presents a rare opportunity for buyers looking to move in without delay. Whether you are a growing family or simply seeking a larger space, this property is sure to meet your needs. Do not miss the chance to make this wonderful house your new home in Banstead.

## THE PROPERTY

A spacious five bedroom detached house located within an easy walk of Banstead Village. The property offers two reception rooms, conservatory, study, kitchen/breakfast room with separate utility room. The first floor provides five bedrooms with an en-suite to the master and a family bathroom. The property is well maintained and move in ready.

## OUTDOOR SPACE

11.58m x 12.50m approximately (38'0 x 41'0 approximately)  
The front of the provides ample parking for two vehicles and there is also a double garage. There is a small rockery bed and planting area. The rear garden is west facing and offers a blank canvas for a new buyer to make their mark.

## THE LOCAL AREA

Banstead is great for families boasting several outstanding

primary and secondary schools in the area. Outside of the classroom, Banstead offers a plethora of activities for families. The Lady Neville Children's Playground is a local favourite. Banstead Village is within an easy walk and offers a range of independent shops, cafes, restaurants, Marks & Spencer's food as well as Waitrose, public transport and all local amenities. Transport is a crucial factor and the village is well connected by road with easy access to the A217, M25 and M23, making commuting straightforward.

## WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a larger modern house with flexible accommodation. The house is very well presented, however still offers potential to further modernise. The property is surrounded by excellent schools, transport options, shops and open countryside. The westerly aspect rear garden will provide a lovely evening sunset if you wish to host or enjoy a relaxing quiet evening.

## LOCAL BUS TRANSPORT

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min  
Tadworth – London Bridge 1 hour

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11

Banstead Infant School – Ages 4-7

Banstead Community Junior School – Ages 7-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11

Aberdour School – Ages 2-11

## FEATURES

Five Bedrooms - Two Generous Reception Rooms - Parking - Double Garage - West Facing Rear Garden - Easy walk to Banstead Village High Street

## COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25





Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

APPROX. GROSS INTERNAL FLOOR AREA 2302 SQ FT 213.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Denotes restricted  
head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

