



Yewlands Close, Banstead,
Offers In Excess Of £1,250,000 - Freehold



**WILLIAMS
HARLOW**











Located in the desirable Yewlands Close, Banstead, this elegant detached house offers a perfect blend of space and comfort, making it an ideal home for families. With six generously sized bedrooms and four well-appointed bathrooms, this property provides ample room for both relaxation and privacy.

The home boasts three inviting reception rooms, perfect for entertaining guests or enjoying family time. The sympathetic extension enhances the living space, ensuring that every corner of the house is both functional and stylish. Additionally, the self-contained annex offers versatile options, whether for guests, older children, or as a private office space.

Set on a sizeable corner plot, the property benefits from plentiful parking for up to four vehicles, making it convenient for families with multiple cars. The flat, level walking distance to Banstead Village means that local amenities, shops, and parks are easily accessible, adding to the appeal of this location.

This property is not just a house; it is a home that adapts to the needs of modern family life. With its spacious layout and prime location, it presents a unique opportunity for those seeking a flexible living environment in a charming community. Don't miss the chance to make this exceptional property your own.

THE PROPERTY

The property enviable corner plot position within this cul-de-sac. The property has been sympathetically extended by the present owner and affords adaptable living accommodation for both family and other relatives in a self contained annex with independent access. The property has been well cared for and is in excellent decorative order throughout and benefits from off street parking for 4 vehicles.

ACCOMMODATION

The property comprises of six bedrooms, four bathrooms, three reception rooms and large kitchen/breakfast room to the rear. There is an independent annex which provides a sitting room, kitchen, shower room and bedroom. There are gardens

to the front, side and rear with a summer house in the rear garden, ideal for the home work and parking for four vehicles to the front. The property also benefits a large integral garage and separate utility room.

THE LOCAL AREA

Banstead Village is superb and if you haven't visited you really must as it is unlike many other Surrey towns. Banstead Village is a short flat level walk away and offers a thriving High Street community with plentiful independent shops, coffee shops, restaurants, supermarkets, crafts as well as national chains. The excellent local schools and the array of vast open green belt spaces adds to its charm. The property is in a relaxed and peaceful neighbourhood with an excellent community feel invested.

FROM THE VENDOR

We purchased this house in 2007, attracted by its corner plot location and quiet backwater position to Banstead Village. We extended the property in 2011 to accommodate our elderly parent who was with us for a very enjoyable 13 years. We are planning on staying local as we enjoy living in Banstead Village a great deal and are looking to downsize to a smaller property. This property has worked in so many ways for our large family but it is now time for us to downsize and we sincerely hope the new owners enjoy the property as much as we do.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as it comes with everything good about living in Banstead. This large desirable property is in a sought after residential cul-de-sac within a few minutes flat level walk from Banstead Village High Street and offers spacious and adaptable accommodation plus an annex and plenty of parking.

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

LOCAL BUSES

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

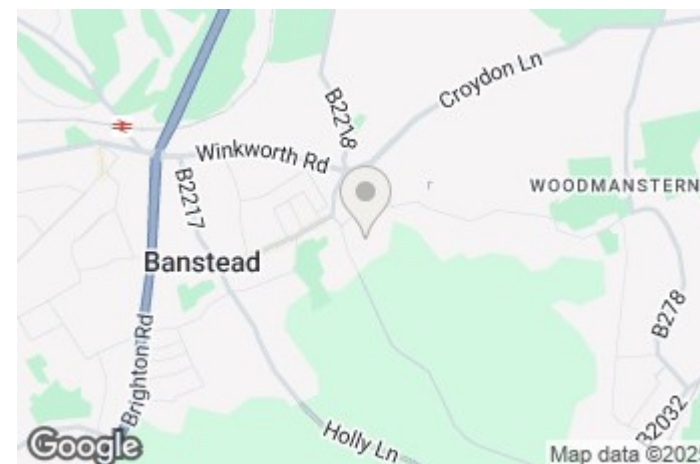
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

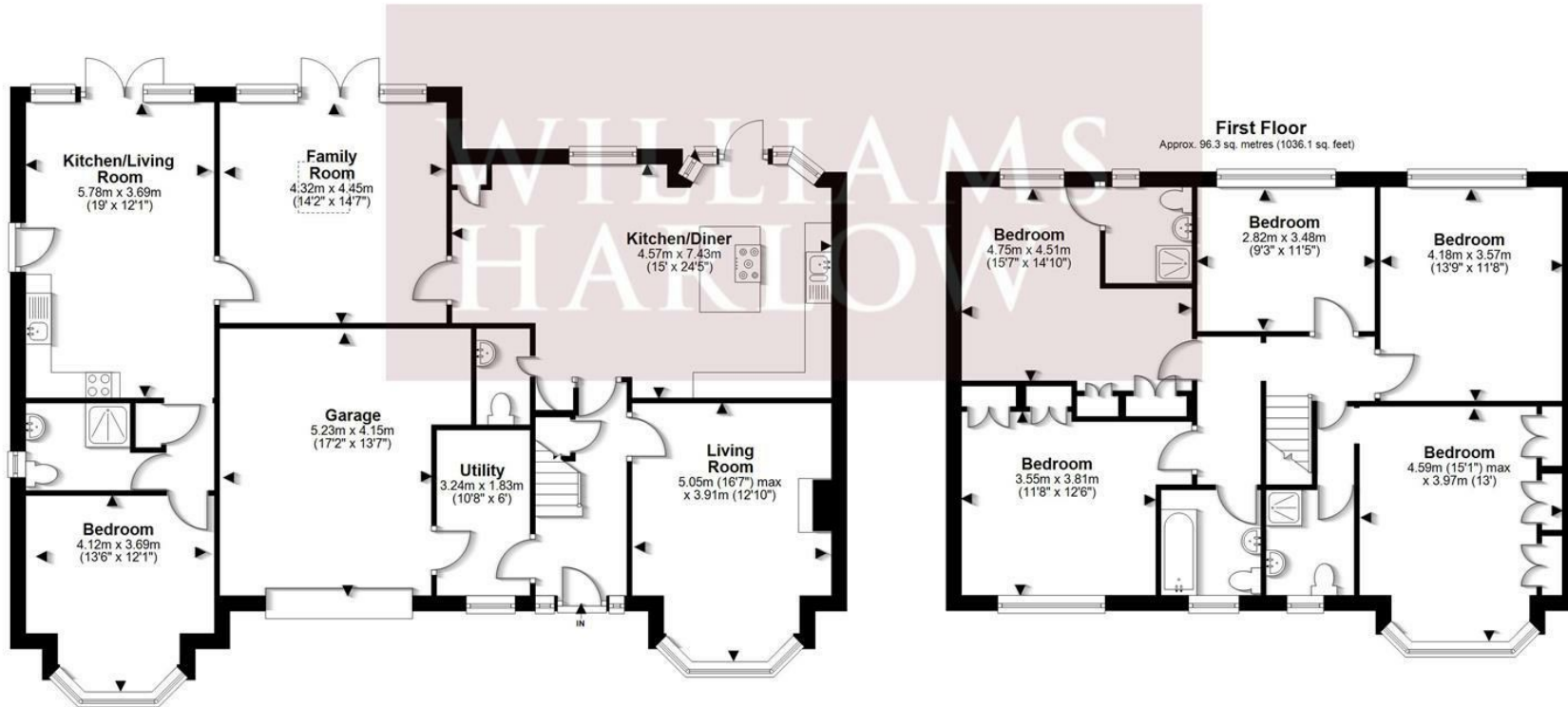
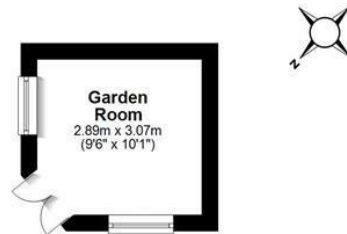
Reigate & Banstead BAND G £4081.32 2025/26
Reigate & Banstead BAND A (Annex) £1,632.53 2025/26



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.

Ground Floor

Main area: approx. 133.2 sq. metres (1433.8 sq. feet)
Plus garage: approx. 23.2 sq. metres (249.2 sq. feet)



Main area: Approx. 229.5 sq. metres (2469.8 sq. feet)
Plus garages: approx. 23.2 sq. metres (249.2 sq. feet)

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

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