



Kenilworth Close, Banstead, Surrey
£1,475,000 - Freehold



**WILLIAMS
HARLOW**











Located in the tranquil cul-de-sac of Kenilworth Close, Banstead, this exquisite detached house offers a perfect blend of character and modern living. With five spacious reception rooms, this home provides ample space for both relaxation and entertaining. The heart of the home is undoubtedly the feature open plan kitchen, which boasts a large central island, making it an ideal space for family gatherings and culinary adventures.

The property comprises four generously sized bedrooms, each designed to provide comfort and privacy. Accompanying these bedrooms are four well-appointed bathrooms, ensuring convenience for family and guests alike. The characterful external elevations of the house add to its charm, making it a delightful residence to come home to.

Set within mature gardens that extend to an impressive 120 feet, this home offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The location is particularly advantageous, as it is just a short walk from Banstead Village, where you will find a variety of high street shopping facilities. Additionally, the property is conveniently situated near excellent local schools, making it an ideal choice for families.

In summary, this remarkable home in Banstead combines spacious living with a prime location, making it a wonderful opportunity for those seeking a new residence in a desirable area.

THE PROPERTY

The property comprises of an unique detached residence with highly attractive elevations to the front. The property offers adaptable flexible accommodation with five reception rooms, four bedrooms and four bathrooms. The property has been much improved by the present owners.

OUTDOOR SPACE

The property offers tasteful hard landscaping to the front and also providing plenty of parking and a garage. The established rear garden extending to approximately 120 feet offers a great

entertaining space for family and friends or the perfect space to relax.

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 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.

VENDOR THOUGHTS

The property was purchased in early 2007 through Williams Harlow and we have sympathetically extended and adapted to our needs. We originally lived within the cul-de-sac in the 90's in another property so knew many of the neighbours very well. The property has suited us very well for our needs over the years due to its close proximity to Banstead Village and all local amenities with the benefit of living in a quiet location.

WHY YOU SHOULD VIEW

The property is a characterful property in a highly desirable residential cul-de-sac with spacious and adaptable accommodation over two floors which would suit a growing family or those who love entertaining. The property offers one of the most enviable locations within Banstead Village.

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.

LOCAL BUS ROUTES

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
405 Coulsdon South to West Croydon

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

LOCAL SCHOOLS

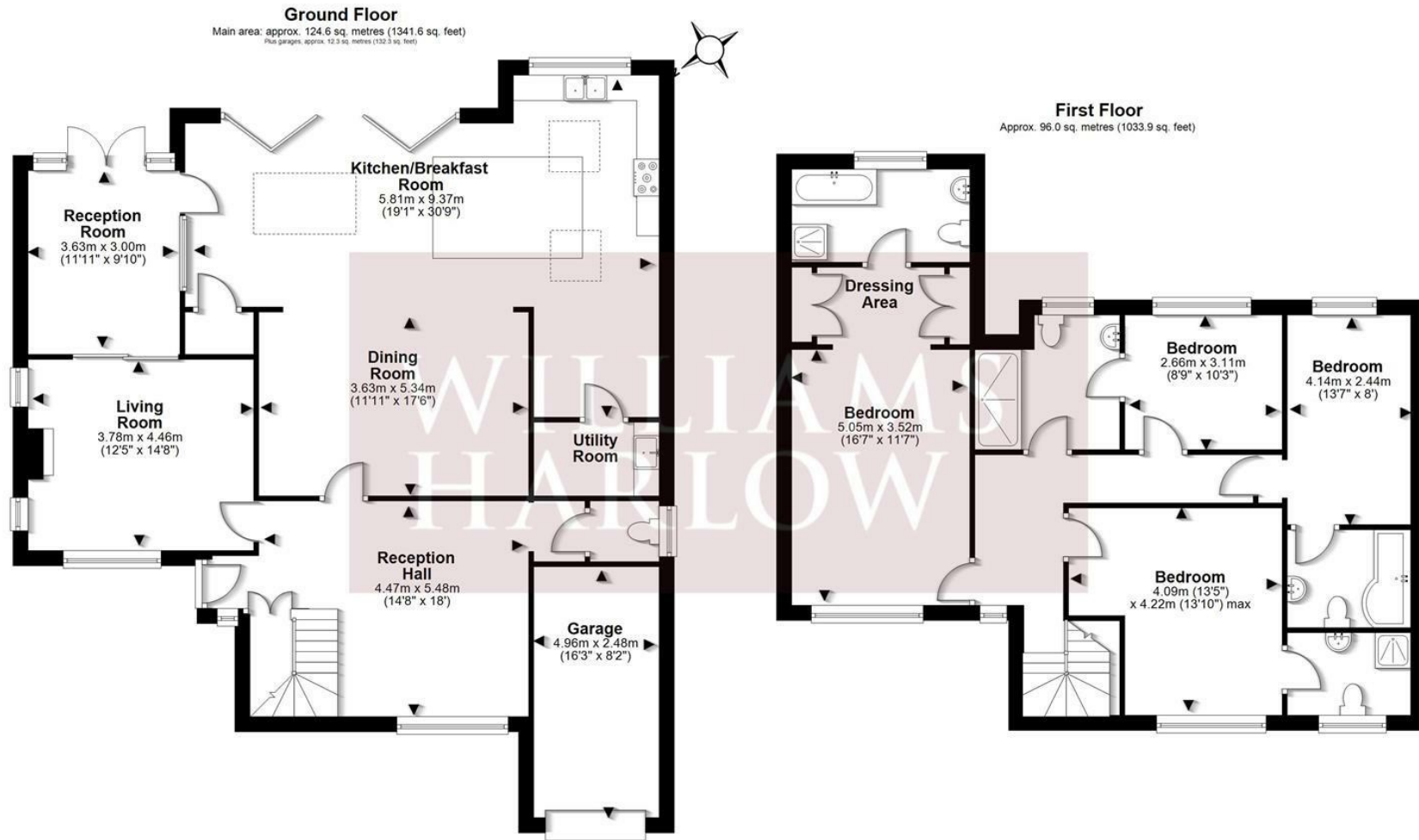
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 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.



Main area: Approx. 220.7 sq. metres (2375.4 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.3 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	66	80
	EU Directive 2002/91/EC	

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