Park Road, Banstead,

Asking Price £1,750,000 - Freehold

5 3 5

WILLIAMS HARLOW

snuggle

Seclusion and privacy are the keywords for this property on a sizeable plot on the desirable Park Road in Banstead, this stunning detached house offers an impressive living space and has a large feature drive way with parking for numerous vehicles. This beautifully extended and meticulously updated home is perfect for families seeking both comfort and style. Upon entering, you are greeted by five spacious reception rooms, providing ample space for relaxation and entertaining. The conservatory adds a touch of elegance, allowing natural light to flood the home and offering a serene space to enjoy the garden views. The large recently refitted open plan kitchen is a true highlight, featuring a large island that serves as a central hub for family gatherings and culinary adventures. Additionally, a well-appointed utility room enhances the practicality of this delightful home. The property boasts five generously sized bedrooms, ensuring that everyone has their own private retreat one of which in conveniently located on the ground floor and the master bedroom is particularly impressive, complete with an en-suite bathroom that adds a touch of luxury to your daily routine and a dressing area. With three bathrooms in total, there is no shortage of convenience for family and guests alike. Outside there are outbuildings that provide versatile usages, multiple seating areas and a feature outdoor kitchen. The property is ideal for miles of open countryside ideal for walks and relaxation and for the aspiring equestrian a multitide of bridleways

THE PROPERTY

The property is a five bedroom detached home that has been renovated by the current owners to a high standard and the accommodation comprises of –
To the ground floor – A large entrance hall, downstairs W.C and wet room, large reception room with bi-folding doors, spacious living room, refitted kitchen with island leading into dining area, utility room, conservatory, additional reception room currently being used as a double bedroom.
To the first floor- Main bedroom with En-suite and dressing area, Three further bedrooms and a family bathroom.

OUTSIDE SPACE

This secluded plot size is just under half an acre and to the front has a large driveway with off street parking for approximately 10 vehicles, to the rear the garden is approximately 140 feet x 85 Feet and has a large area of patio to the immediate rear of the property and an outdoor kitchen, the rest of the garden is mainly laid to lawn with some mature shrubs and trees there is also 700 square feet of outbuildings which offer a versatile usage with power and lighting, currently being used as office, garden store and music room.

KEY FEATURES

Secluded 0.5 acre plot with large driveway
Walking distance to Banstead High Street
Five bedrooms and three bathrooms
Large open plan kitchen
Five reception areas

LOCAL AREA

Banstead Village is superb if you haven't already visited. This property offers the additional rare benefit of being not only in a quiet cul-de-sac but within a short walk of Banstead Village High street where Waitrose supermarket and a range of independent shops can be found as well as transport links. There is also a vast array of green open spaces. This is a peaceful neighbourhood and a community where you will feel fully invested.

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

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

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

Band G £4,259.77 2026/27

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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

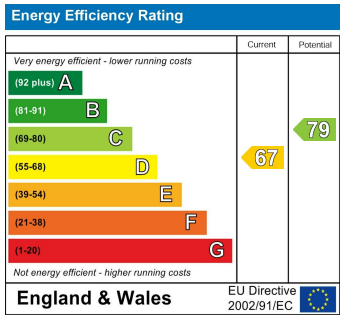
banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

COURT COTTAGE,
PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3343 SQ FT - 310.57 SQ M
(EXCLUDING OUTBUILDING)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 703 SQ FT - 65.31 SQ M

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



WILLIAMS HARLOW