



Winkworth Road, Banstead,  
Offers Over £775,000 - Freehold



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**WILLIAMS  
HARLOW**











Located on Winkworth Road Banstead this delightful FIVE BEDROOM semi-detached house offers a perfect blend of character and modern living. With five spacious bedrooms (four of which are double bedrooms) and two well-appointed bathrooms, this home is ideal for families seeking comfort and style.

As you enter, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property boasts many original features that add to its unique charm, creating a warm and welcoming atmosphere throughout. The converted loft, provides an excellent space. The rear bedroom on the first floor with a balcony, allows you to enjoy the views of the surrounding area and Banstead Downs.

For those who appreciate outdoor living, the property has large gardens to the front and rear and benefits from rear vehicular access to a double garage. There are also additional outbuildings, which include a gym and a studio, offering versatile spaces for hobbies or fitness.

Location is key, and this home is ideally situated within walking distance of the train station, making commuting a breeze. Additionally, the vibrant Banstead village High Street is just a short stroll away, offering a variety of shops, cafes, and amenities to cater to your everyday needs.

This property is a rare find, combining character, space, and a prime location. It presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed family home. Do not miss the chance to make this charming residence your own.

## THE PROPERTY

The property dates from the 1930s and is located on a popular residential road in Banstead Village. The property sits on a large plot with gardens to the front and rear. There are two reception rooms, a re-fitted kitchen. To the first floor there are two double bedrooms, the rear bedroom with a balcony, single

bedroom to the front, family bathroom and an additional WC. The property has benefitted from a loft conversion designed with great thought to create two additional double bedrooms and a shower room.

## OUTDOOR SPACE

There is a large front garden, rear garden and outbuildings. The summer house is currently used as a gym with power and lighting. There is rear vehicle access to a detached double garage plus a separate outbuilding used as a studio both with power, lighting and hard-wired internet.

## LOCAL AREA

Banstead Village is within walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets, crafts as well as national chains. Banstead train station is a short walk away making commuting a breeze. The excellent local schools and backing onto Banstead Downs adds to its charm.

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house which has been modernised by the current owners but still retaining the original character of the property. There are some original stain glass windows, original front door and original internal doors from the 1930s. It is a great property allowing excellent space for family living and also the option for further development ie. extension potential to increase the ground floor footprint (STPP).

## KEY FEATURES

Two reception rooms - Five bedrooms - Re-fitted kitchen - Three WCs - Double garage - 2 outbuildings - Walking distance to Banstead Village and Banstead mainline train station - Banstead Downs on your doorstep

## LOCAL SCHOOLS

St Anne's 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

51 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

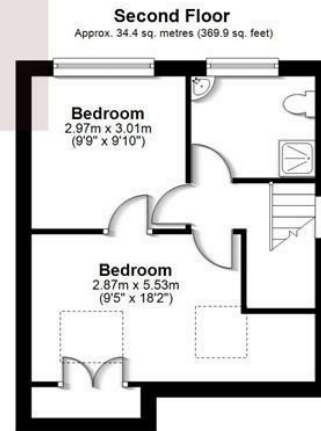
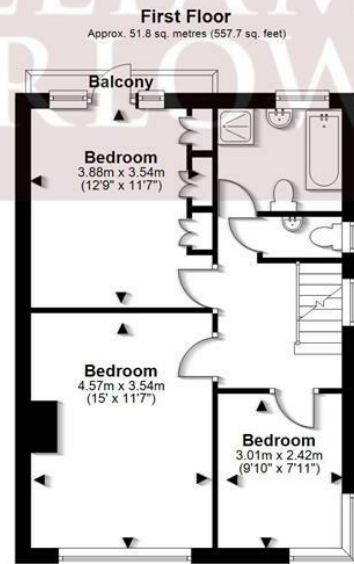
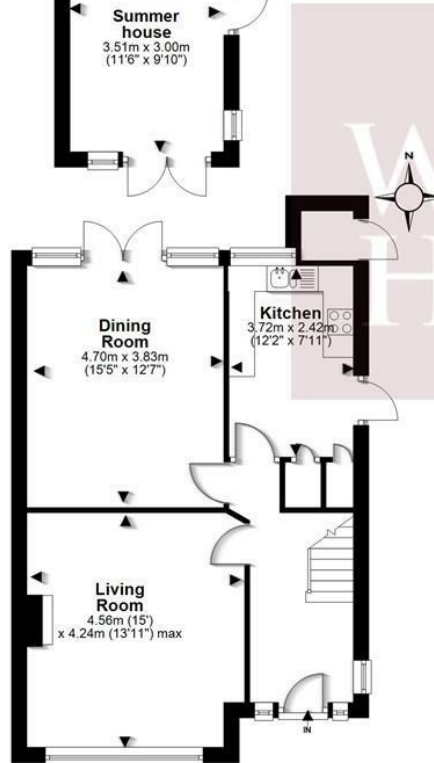
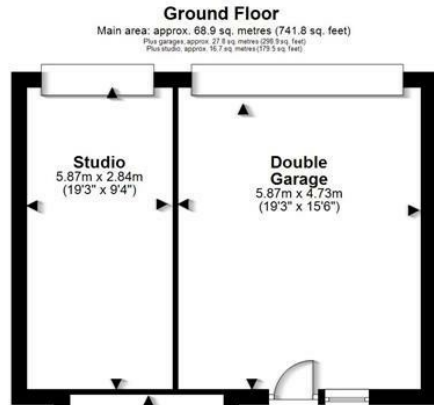
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 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. 155.1 sq. metres (1669.4 sq. feet)

Plus garages, approx. 27.8 sq. metres (298.9 sq. feet)  
Plus studio, approx. 16.7 sq. metres (179.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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