



Colcokes Road, Banstead,  
Offers In Excess Of £1,000,000 - Freehold

-  4
-  2
-  3

**WILLIAMS  
HARLOW**











Located on the prestigious Colcokes Road in Banstead, this exquisite detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a serene yet vibrant community. The home boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining guests.

The property has been thoughtfully extended, enhancing its living space while maintaining a warm and inviting atmosphere. The en-suite bathroom adds a touch of luxury to the master bedroom, ensuring privacy and convenience.

One of the standout features of this home is its west-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Situated in the heart of Banstead village, residents will benefit from a variety of local amenities, including shops, restaurants, and excellent schools, all within easy reach. This premier road location offers a peaceful retreat while still being connected to the vibrant life of the village.

In summary, this remarkable property on Colcokes Road is a rare find, combining spacious living, modern comforts, and a prime location. It presents an excellent opportunity for those looking to settle in a desirable area of Banstead.

## THE PROPERTY

The property is a four bedroom detached house dating from the 1930s which has been sympathetically extended and retains much of its original character. The accommodation consists of a spacious dining room, lounge, kitchen/breakfast room, study, downstairs WC. To the first floor there are four generous bedrooms with a good size en-suite to the master bedroom and a large family bathroom.

## OUTDOOR SPACE

A feature of this property is the secluded west facing rear garden extending to approximately 115ft with a patio area with

the remainder laid to lawn and an outdoor studio, a versatile space currently being used as an office as it has power and lighting. There is additional storage area to the side. To the front there is a good size driveway providing off street parking for up to four vehicles and a garage.

## WHY YOU SHOULD VIEW

The property is located on one of the most premier roads in Banstead Village - Offered to the market with no onward chain - The property has further extension potential subject to planning - Quiet location within a very easy short walk to Banstead Village High Street.

## LOCAL AREA

Banstead is superb if you haven't already visited and is unlike many other Surrey towns. Banstead Village offers a thriving High Street with plenty of independent shops as well as supermarket chains, restaurants and coffee shops. There is excellent schooling and an array of vast green open spaces. The area is considered a relax neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

## 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  
Epsom to Waterloo - 36 minutes

## 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 £4,081.32 2025/26



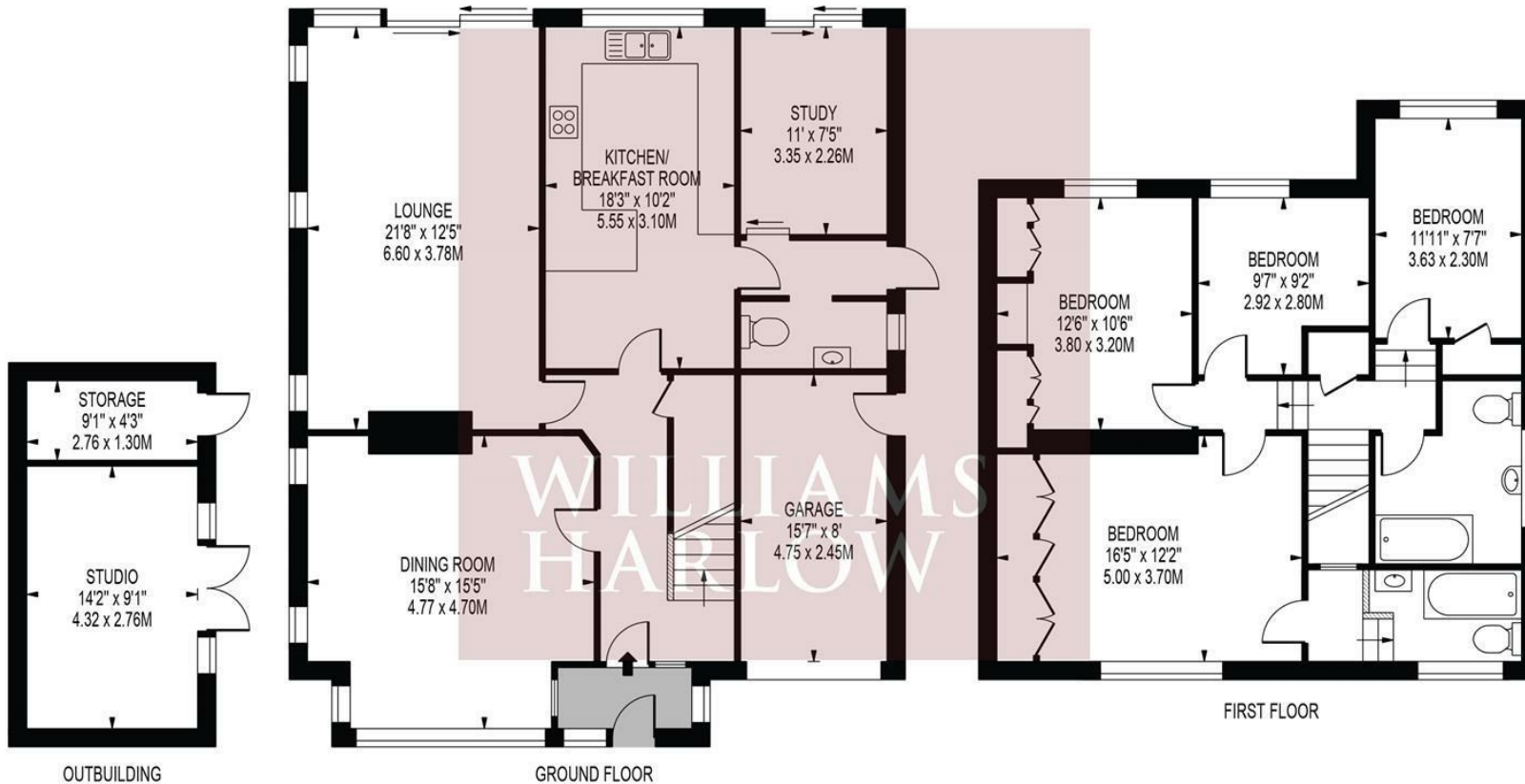
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

## COLCOKES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1710 SQ FT - 158.91 SQ M  
(EXCLUDING GARAGE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 125 SQ FT - 11.64 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 172 SQ FT - 15.96 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**WILLIAMS  
HARLOW**