

Garratts Lane, Banstead, Surrey

Offers In Excess Of £1,000,000 - Freehold

5 3 2

WILLIAMS HARLOW























Located in the desirable area of Garratts Lane, Banstead, this substantial five-bedroom detached house offers an exceptional opportunity for family living. With its charming part-tiled elevations, the property boasts a delightful outlook, backing onto the picturesque Garton Field, providing a serene backdrop for everyday life.

The accommodation is generously arranged over two floors, ensuring ample space for both relaxation and entertainment. The two well-proportioned reception rooms create inviting areas for family gatherings or quiet evenings in, while the five spacious bedrooms provide comfortable retreats for all family members. With three bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Set within a sizeable plot, this home offers plentiful parking and garaging, making it ideal for families with multiple vehicles or those who enjoy outdoor pursuits. The property is conveniently located within walking distance of Banstead Village, where you can find a variety of shops, cafes, and local amenities, enhancing the appeal of this wonderful location.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in and start enjoying their new home without delay. This is a rare find in a sought-after area, making it a must-see for anyone looking to settle in Banstead.

THE PROPERTY

A handsome mid 1930's house which offers sizeable accommodation arranged over two floors proudly confident in its plot and surroundings. This super charming and alluring property would produce a luxury family home where multiple generations can co-exist in harmony. The total accommodation comprises of two reception rooms, sizeable kitchen/breakfast room, five bedrooms to the first floor, the two principal bedrooms both have en-suite facilities plus a main bathroom, large garage and plentiful parking. The flexibility and practicality offers an extra dimension to busy lifestyles, elderly parents, teenage children or staying guests.

OUTDOOR SPACE

The plot measures 0.22 acres. It is a sizeable plot and the property is well set back from the road and there is parking for numerous vehicles. Without doubt the gardens are considered some of the most impressive in the area and it has taken years of investment to produce the current result. The property from the rear has a fine open outlook over open land, absolutely needs to be seen.

THE 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.

VENDOR THOUGHTS

We have owned this property for 49 years and it is has been a great family home for us. It has offered the practicality for us to develop and build our family requirements. We hope the new owners enjoy the property as much as we do.

WHY YOU SHOULD VIEW

Quite simply an opportunity not to be missed. The house which has been admired by passing neighbours for many years. It effortlessly delivers modern practical living which enables you to grow and flourish. The points of interest include backing directly onto Garton field to the rear and being within an easy walk of Banstead Village.

KEY FEATURES

Five bedrooms - Three bathrooms - Two reception rooms - Sizeable kitchen/breakfast room - Large garage - Plentiful parking - Plot extending to 0.22 acres

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

COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26



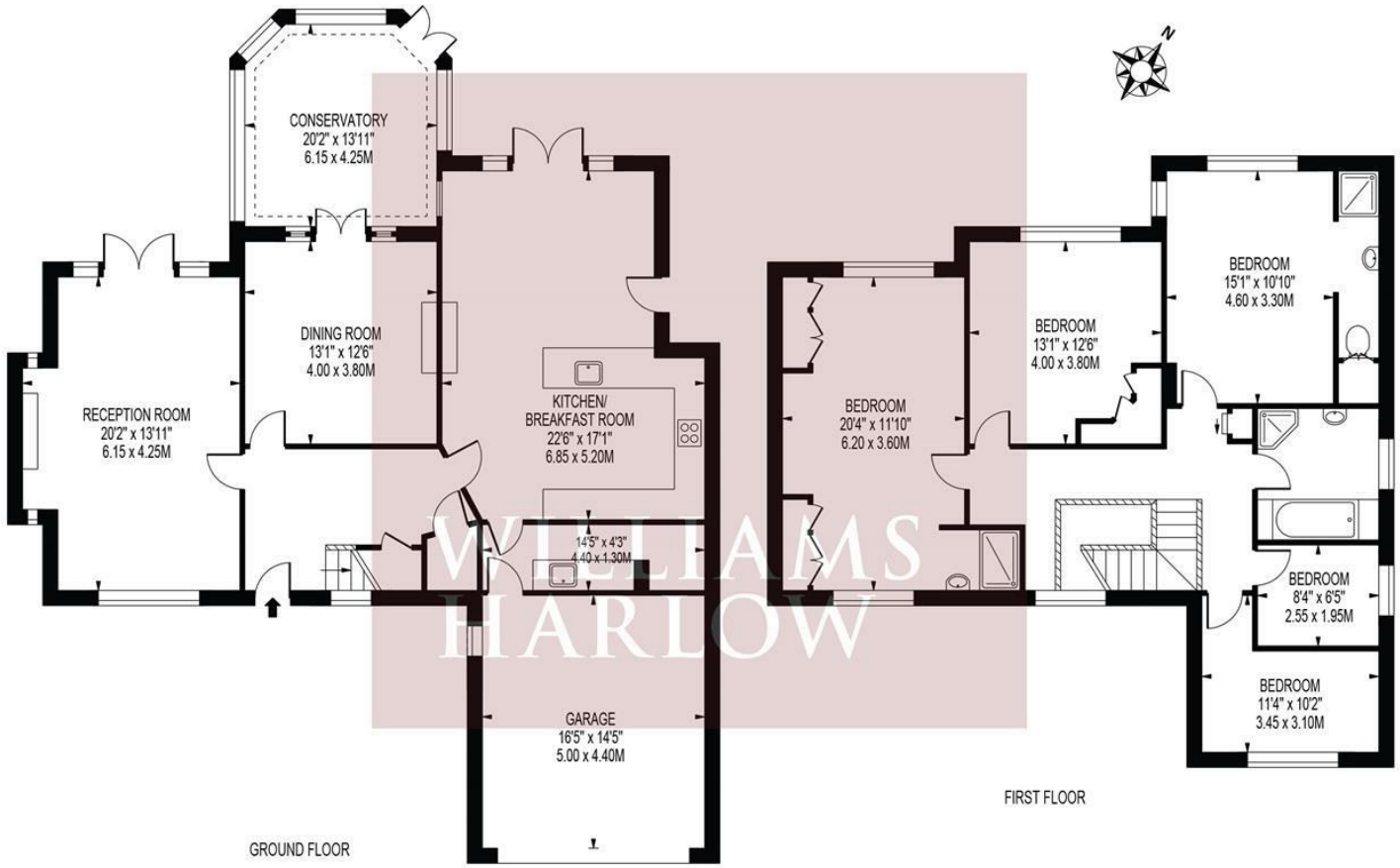
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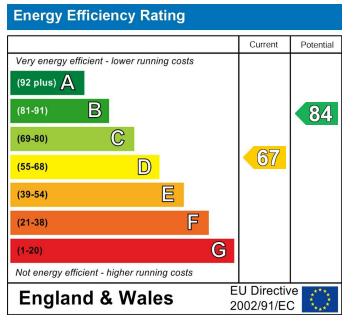
GARRATTS LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2187 SQ FT - 203.18 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **237 SQ FT - 22.00 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.
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