



Well House, Banstead, Surrey  
Offers Over £375,000 - Leasehold - Share of Freehold

**WILLIAMS  
HARLOW**







The kitchen features a white subway tile backsplash and a stainless steel range hood. On the countertop, there is a white toaster, a blue vinyl record, a sink with a black faucet, and various kitchen items. A window with a patterned valance is on the right.

The kitchen cabinets are dark grey with a subtle leaf pattern. The countertop is white and holds a variety of kitchen items, including a toaster, a sink with a black faucet, and a green cutting board. A window with a patterned valance is on the right. The floor has a green and white leaf patterned rug and a floral mat.







Offered to the market with no onward chain a beautifully presented two double bedroom split-level apartment, ideally situated in the quiet setting of Well House on Woodmansterne Lane, Banstead. This delightful property is just moments away from the vibrant Banstead Village High Street, offering a perfect blend of convenience and peaceful living.

As you enter the apartment, you will be greeted by an open plan living and dining area that is both spacious and inviting. This area boasts direct access to your own private balcony, where you can enjoy lovely views of the well-maintained communal gardens, making it an ideal spot for relaxation or entertaining guests. The apartment has been recently refurbished throughout, ensuring a stylish finish, complemented by the comfort of underfloor heating.

The property features two generously sized double bedrooms, providing ample space for rest and relaxation. The well-appointed bathroom adds to the overall appeal of this charming home. Additionally, the apartment benefits from parking for one vehicle, a valuable asset in this desirable location.

Located within a quiet development, this apartment offers a serene lifestyle while still being just a few minutes away from the amenities of Banstead Village and convenient public transport links. This property is perfect for those seeking a comfortable and contemporary living space in a sought-after area. Do not miss the opportunity to make this lovely apartment your new home.

## THE PROPERTY

This delightful purpose built two bedroom apartment is conveniently located minutes away from Banstead Village High Street. The split level apartment is immaculate and has recently been refurbished by the current owners and has the advantage of under floor heating throughout. The accommodation offers a bright modern kitchen with integral appliances and an open plan living/dining room with direct access to your own private balcony with wonderful views overlooking the well maintained

communal gardens. To the upper floor there are two good sized double bedrooms, main bathroom and separate WC.

## OUTDOOR AREA

The property comes with its own private balcony with beautiful views overlooking the well maintained communal grounds. There is also a covered car port plus a useful lockable storage cupboard measuring 12'0 x 11'8.

## THE LOCAL AREA

Banstead Village High Street is a few moments walk away offering a good variety of local shops, supermarkets, restaurants, coffee shops etc and the Woolpack pub. Conveniently there is a bus stop very nearby providing access to the surrounding towns including Sutton, Epsom and Reigate and also excellent road connections to the A217 road M25, M23 and A3. A few minutes steps away is Lady Neville Recreation Ground and Banstead cricket club and the property is close to miles of open countryside and woodland walks. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully 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

## 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.

## LEASE

199 years from 1964

## SERVICE CHARGES

£936.73 per 6 months

## GROUND RENT

£15 per annum

## COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27

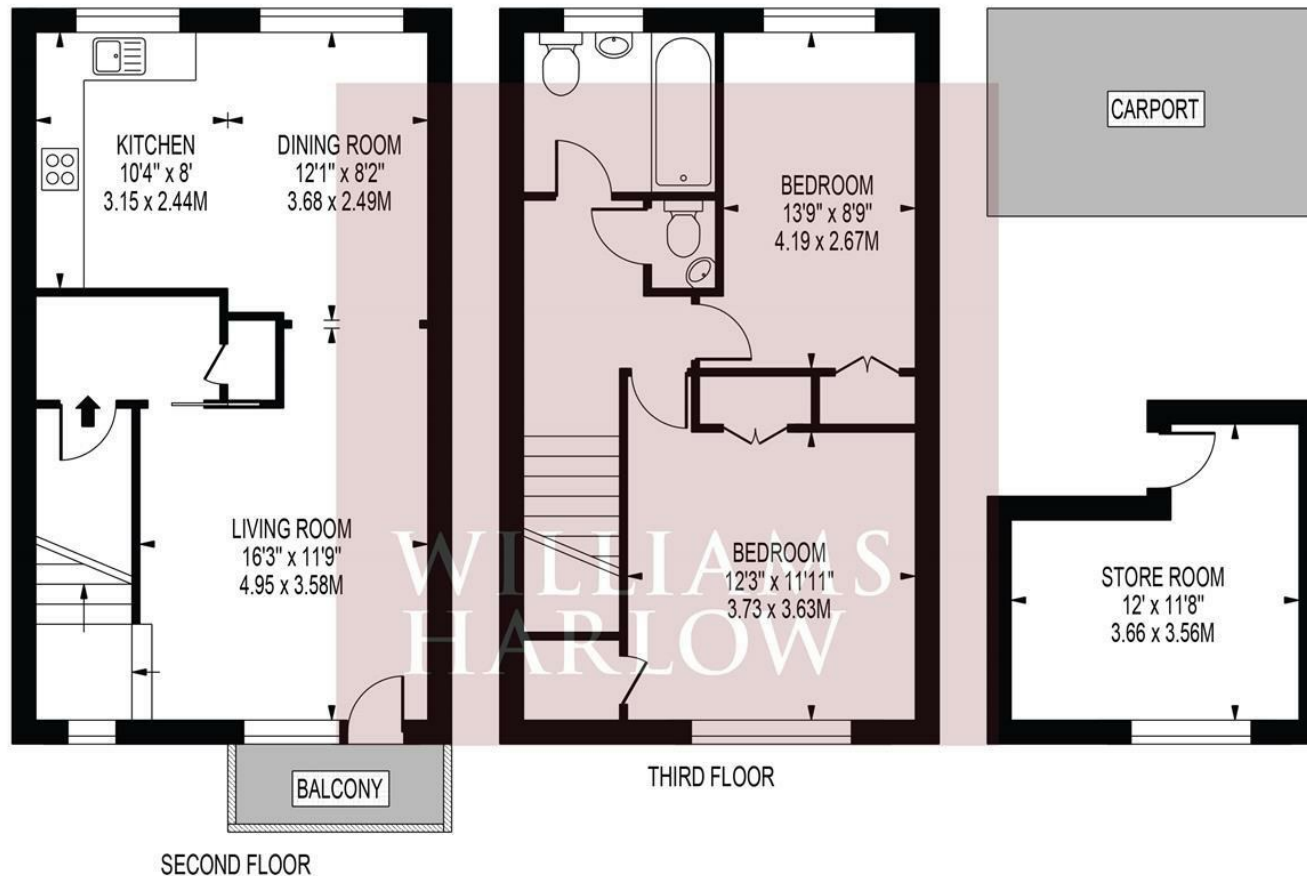


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## WELL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 879 SQ FT - 81.62 SQ M  
(EXCLUDING STORE ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE ROOM: 118 SQ FT - 10.92 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

