



The Beeches, Banstead, Surrey  
Guide Price £1,000,000 - Freehold



**WILLIAMS  
HARLOW**











Located in the desirable area of The Beeches, Banstead, this impressive detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms and two modern bathrooms, this property is ideal for families seeking spacious living. The home boasts three reception rooms, providing ample space for relaxation and entertainment, making it a versatile choice for various lifestyles.

Set on a superior corner plot, the house enjoys an elevated position that enhances its appeal. The property is just a short stroll from the charming Banstead Village, where you can find a delightful array of shops, cafes, and local amenities. Additionally, the southern periphery to the village offers easy access to miles of beautiful open countryside, perfect for those who appreciate nature and outdoor activities.

Parking is a significant advantage of this property, with space for up to four vehicles, complemented by a double garage. The re-fitted kitchen is a highlight, featuring modern appliances and ample storage, making it a joy for any home cook. The en-suite re-fitted shower room adds a touch of luxury to the master bedroom, ensuring privacy and convenience.

This spacious and adaptable family accommodation is a rare find in such a sought-after location. Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat with easy access to nature, this property at The Beeches is sure to meet your needs. Don't miss the opportunity to make this wonderful house your new home.

## THE PROPERTY

A handsome detached house built in 1975 in this exclusive cul-de-sac of just ten properties. The property enjoys an enviable corner plot location which affords a larger than average sunny rear garden in an elevated position to the valley to the west. The property is in equal distance of Banstead Village and miles of open countryside with fine walks to Chipstead Valley and beyond. The house proudly confident in its surroundings, the frontage is super charming and very alluring. The house has been modernised to produce a luxury family home where multiple generations can exist in harmony. The total

accommodation comprises three reception rooms, a re-fitted kitchen and downstairs WC. To the first floor there are four good sized bedrooms, main bathroom and master bedroom is served with a re-fitted en-suite bathroom. The kitchen is super sleek with all integral appliances and was fitted by the present owners recently. There is further development potential in the area of the garage, subject to planning permission.

## OUTSIDE SPACE

The plot is impressive and wraps around the property with a fine sized front garden which is lawned with allocated parking for two vehicles. There is a further large side area which gives way to the rear garden which offers a good degree of privacy with a large patio to the rear, laid to lawn with flower/shrub borders and mature trees. Towards the end you will find the double garage and two further parking spaces. The plot front to rear measures 154'0 length x 52'0 width.

## FROM THE SELLER

We moved to the house 25 years ago and have many happy memories with our family and friends. We have raised our children within the house who are now grown up. We have enjoyed the house very much over the years and have added to it to suit our own busy lifestyles. We now seek to downsize within the Surrey area.

## 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.

## 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 BAND G £4,081.32 2025/26



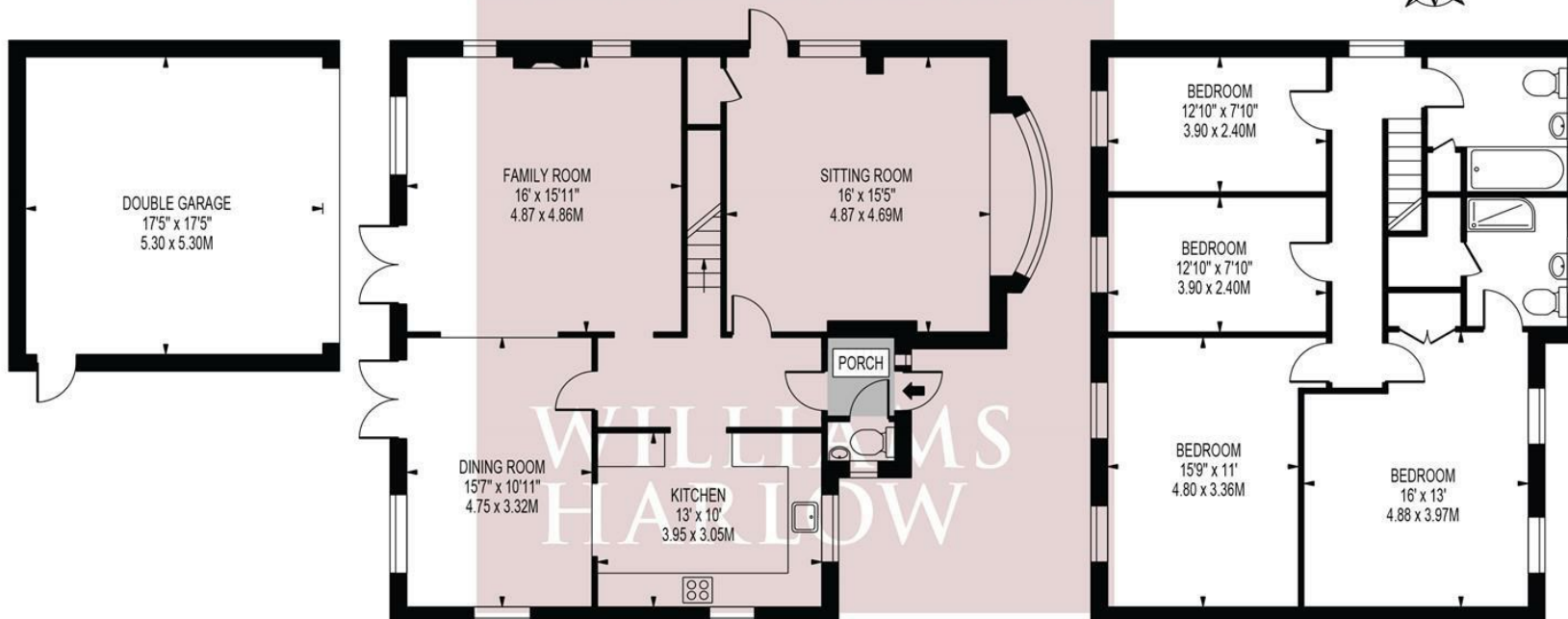
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

## THE BEECHES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1818 SQ FT - 168.93 SQ M

(EXCLUDING DOUBLE GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF DOUBLE GARAGE: 302 SQ FT - 28.09 SQ M



GROUND FLOOR

FIRST FLOOR

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	54
England & Wales		EU Directive 2002/91/EC	

