

Gilhams Avenue, Banstead,

Offers In Excess Of £975,000 - Freehold

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WILLIAMS HARLOW























Located on the prestigious and highly sought-after Gilhams Avenue in Banstead, this gated three double bedroom detached residence occupies an impressive 0.3-acre plot and offers exceptional scope for extension and enhancement, subject to the usual planning consents. Rich in character and charm, the property presents a rare opportunity for a buyer to modernise and create a bespoke family home in one of the area's most desirable locations.

Upon entering, you are welcomed by two generous reception rooms, offering flexible living and entertaining space. The layout provides excellent potential for reconfiguration, allowing the new owner to adapt the accommodation to suit modern family living while adding their own style and specification.

The three well-proportioned double bedrooms are bright and airy, benefitting from plenty of natural light and providing comfortable accommodation for families and downsizers alike.

Externally, the property truly excels. Set within substantial grounds, the expansive garden offers a wonderful space for outdoor entertaining, family activities and keen gardeners. The sizeable plot further enhances the property's extension potential, making it an exciting prospect for those seeking to increase both living space and value.

The property also benefits from a garage and ample off-street parking for several vehicles.

Combining space, privacy and outstanding potential, this charming home represents a unique opportunity to acquire a substantial detached property in a prime Banstead location. Whether you are looking to create your forever family home or invest in a property with significant future potential, this is a rare offering not to be missed.

THE PROPERTY

Gilhams Avenue is a three double bedroom detached home which offers over 0.3 of an acre plot size. A superb family home which offers further space to extend STP. Downstairs you are greeted with a timeless entrance hall with living room directed to the side, a double aspect room overlooking both front and rear gardens, a further conservatory extension and kitchen attached. The kitchen leads though to a gallery extension with access to both front and rear gardens, leading further through to utility room. Upstairs the property consists of a family bathroom and three good size bedrooms, both large bedrooms overlook the rear gardens and the master of which occupies a Juliet balcony.

OUTDOOR SPACE

Attractive for the aspiring gardener offering a high degree of private and plentiful space for families to enjoy, or additionally a sympathetic side rear extension STP. There is a double garage and driveway which provides parking for six vehicles.

THE LOCAL AREA

The property is located on the border of Cheam/Banstead within walking distance to the local shops, restaurants and amenities at Nork, Banstead mainline train station and bus stops plus excellent local schools. Banstead Village High Street is approximately half a mile away with a range of shops, restaurants, supermarkets and the area is surrounded and well served by vast green open spaces. However equidistant is Cheam Village which is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, a nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a very short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

WHY YOU SHOULD VIEW

It would be hard to better this property if you seek a rare Arts and Crafts style cottage, yet retaining a wealth of original features such as a large inglenook fireplace and original close boarded flooring. A stunning detached home occupying a large corner plot which offers great space of ever-growing families. With attractive wraparound gardens. This property lives up to the 'forever home'

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
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7

LOCAL TRAINS

Banstead – London Victoria 1 hour
Ewell East - London Victoria 39 mins
Cheam to London Bridge 36 minutes
Cheam to London Victoria 36 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes

LOCAL BUSES

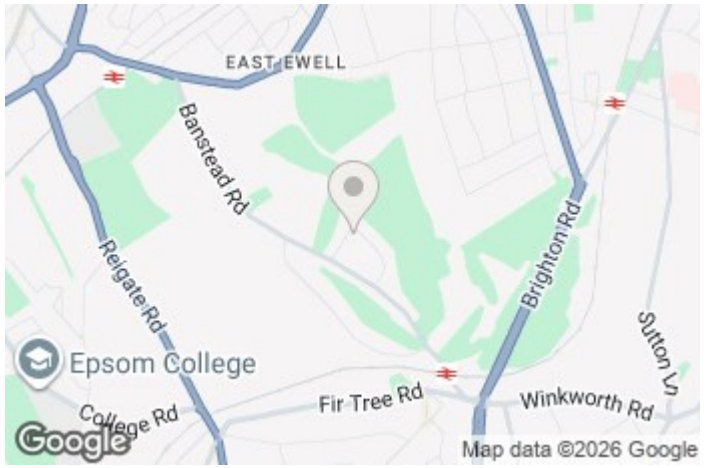
S1 Banstead to Lavender Field (Mitcham) via Sutton 1
66 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

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

Sutton BAND G £3,964.40 2026/27



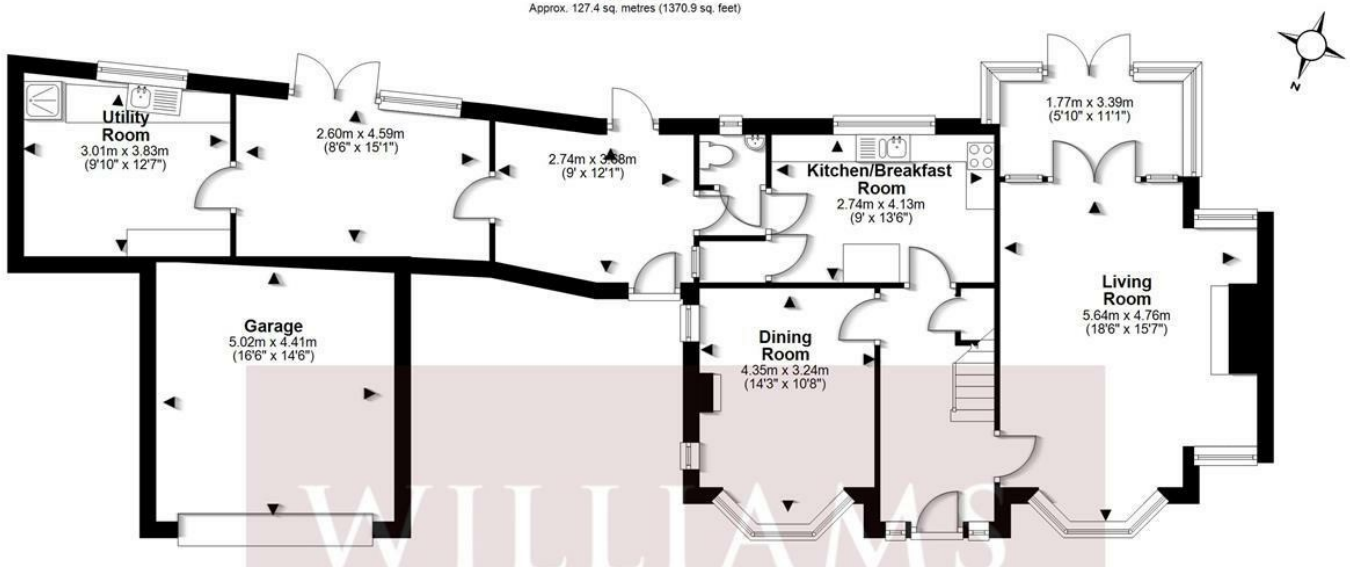
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

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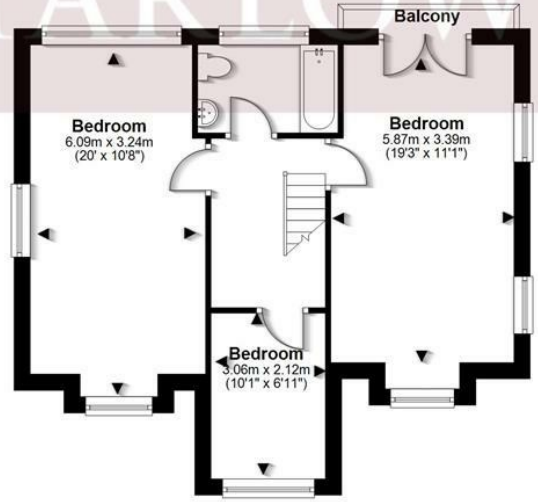
Ground Floor

Approx. 127.4 sq. metres (1370.9 sq. feet)



First Floor

Approx. 59.1 sq. metres (635.9 sq. feet)
(excluding Balcony)



Total area: approx. 186.4 sq. metres (2006.8 sq. feet)

