

Upper Pines, Banstead,

Offers In Excess Of £799,950 - Freehold

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WILLIAMS HARLOW























Located in the popular area of Upper Pines, Banstead, this charming detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms and two modern bathrooms, this home is ideal for families seeking space and functionality. The property boasts an inviting reception room, providing ample space for relaxation and entertaining.

The accommodation is both spacious and bright, allowing natural light to flow throughout the home, creating a warm and welcoming atmosphere. The established garden is a delightful feature, complete with a purpose-built cabin at the rear, perfect for a home office or leisure space. Additionally, the property includes a garage and parking for up to two vehicles, ensuring that you will never be short of space for your cars.

Situated in a sought-after location, this home is conveniently close to the mainline station, local shops, and reputable schools, making it an excellent choice for families and commuters alike. For those who enjoy the great outdoors, the property is within easy reach of miles of open countryside, offering plenty of opportunities for walks and outdoor activities.

In summary, this detached house in Upper Pines presents a wonderful opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at hand. With its spacious layout, established garden, and prime location, this property is not to be missed.

THE PROPERTY

The property is an impressive size. This four bedroom home offers attractive elevations to the front and rear and has an easy to use layout which creates light bright rooms. Currently the accommodation includes a large modern open plan kitchen/dining room with Neff integrated appliances, double ovens/microwave, vented extract hood, induction hob, a Franke boiling hot tap and an American style fridge freezer with piped mains water connection all overlooking the rear garden plus there is a downstairs WC. The first floor flows well off a large central landing with four good sized bedrooms, the master bedroom served by an en-suite with an additional main bathroom. The large landing is also currently used as a work station by the sellers.

OUTSIDE AREA

The bright and sunny rear garden measures 93 ft in length approximately. The garden enjoys a good degree of privacy and the feeling of space accentuates the garden. The owners have installed a log cabin with log burner with an extensive deck area and wood fired clay oven located to the rear of the garden providing a variety of uses from relaxation to those who are working from home. The rear of the house has an external hot shower outlet. To the front there is a garage and a driveway providing parking for two vehicles.

LOCAL AREA

Upper Pines is ideally situated for the local amenities of Woodmansterne Village whilst the vibrant Banstead Village High Street is just a short drive away offering a variety of independent shops, cafes, restaurants and supermarkets. For the commuter, Chipstead train station provides regular services into London Victoria or London Bridge. Families are also well catered for with several high regarded schools within the immediate catchment area. Those who enjoy the outdoors will appreciate the proximity to Banstead Woods and the surrounding countryside, perfect for weekend walks and cycling. It is a peaceful neighbourhood which will allow you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

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
405 Coulsdon South to West Croydon

WHY YOU SHOULD BUY

Properties tend to sell quickly on this road and is easy to see why. Beyond the attractive location, potential to put down long term roots will appeal. The current vendor has been in residence for many years and expect the same from the new owner.

ENHANCEMENT & STAGING DISCLAIMER

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WHY WILLIAMS HARLOW

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COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



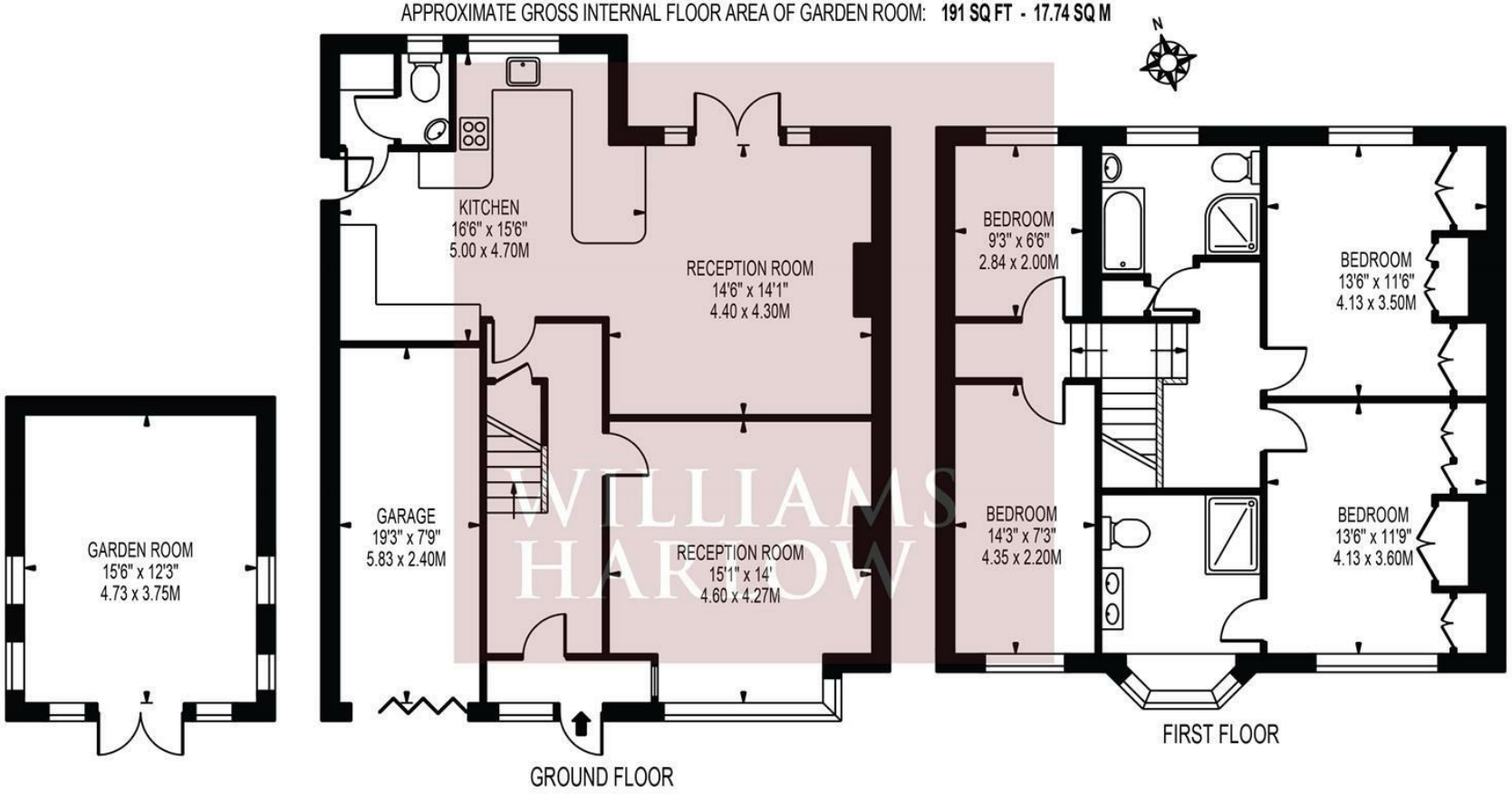
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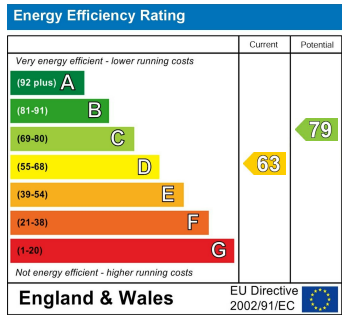
UPPER PINES

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1543 SQ FT - 143.35 SQ M**
(EXCLUDING GARAGE & GARDEN ROOM)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **151 SQ FT - 13.99 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN ROOM: **191 SQ FT - 17.74 SQ M**



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