



Cunningham Road, Banstead Village,
Offers In Excess Of £1,350,000 - Freehold

**WILLIAMS
HARLOW**



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Williams Harlow - An alluring blend, a premier location and a luxury interior. Close enough to Banstead Village for convenience to walk, far enough away to maximise serenity. Measuring over 2800 sq ft and boasting five to six bedrooms, three bathrooms, three reception rooms and a kitchen family room to inspire any move this is a must view for any serious buyer.

THE PROPERTY

The ever popular Cunningham Road hosts some of Banstead's most impressive homes. This property boasts desirability with the space, comfort and versatility it has to offer. With four reception rooms, six bedrooms and three bathrooms, this modern detached family home is perfectly suited for the ever growing family. The open plan kitchen/dining room is a real standout feature of this home and has been fully re-fitted by the present owners with all integral appliances. However, the property does still offer further potential to extend (STPP) should you require further space. To the ground floor there is also downstairs bedroom potential which could be a great addition for any elderly relatives and also has the bonus of an en-suite. Off the kitchen there is a utility room plus a WC. There are six bedrooms to the first and second floors.

OUTSIDE SPACE

The plot sits on a generous plot of 0.2 acres and measures in its entirety 45ft x 190ft. To the rear of the garden there is an annex measuring 450 sq ft approximately. To the front there is a blocked paved driveway which provides a generous amount of parking for up to five vehicles.

THE LOCAL AREA

Woodmansterne Village and Banstead Village are both within walking distance and the countryside is literally on your doorstep. Woodmansterne village has a few local shops, a village local pub serving good food, sports clubs alongside excellent local schools. Banstead village offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools and the array of

vast open green belt spaces and countryside adds to its charm. There is good public transport from both Woodmansterne and Banstead as well as excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
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
Woodcote High School - Ages 11-18
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL BUSES

51 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

LOCAL TRAINS

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

COUNCIL TAX

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

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.



Cheam Office

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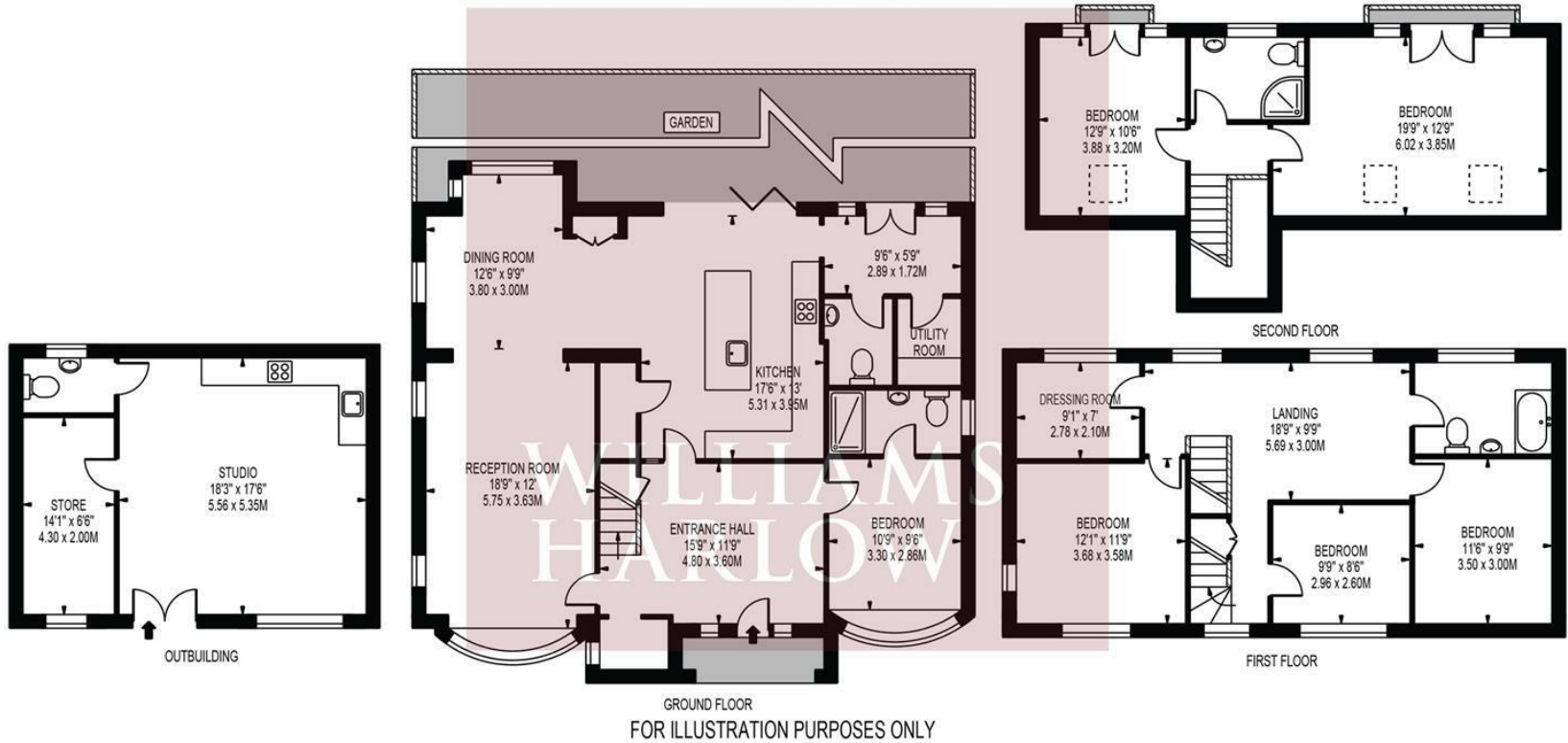
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

CUNNINGHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2839 SQ FT - 263.73 SQ M

(INCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 452 SQ FT - 42.00 SQ M



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
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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