



Great Ellshams, Banstead,  
£800,000 - Freehold



4



2



2

**WILLIAMS  
HARLOW**











This impressive detached house, located in Great Ellshams, offering four generously sized bedrooms, including a master bedroom with an en-suite, this property is ideal for families seeking space and convenience.

The home boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. The layout is designed to accommodate modern living, with a main bathroom serving the additional bedrooms.

One of the standout features of this property is the double garage, complemented by parking for up to two vehicles, ensuring that both residents and guests have plenty of space. The location is particularly appealing, as it is within a flat level walk of the vibrant Banstead Village, where you can enjoy a variety of shops, cafes, and local amenities.

The spacious accommodation presents further potential for extension, subject to the necessary consents, allowing you to tailor the home to your specific needs. With no onward chain, this property is ready for immediate viewing, making it an excellent opportunity for those looking to settle in a desirable area.

In summary, this detached house in Great Ellshams is a rare find, combining spacious living with the potential for future enhancements, all within a friendly community setting. Don't miss the chance to make this wonderful property your new home.

## THE PROPERTY

This property dates from the 1960s and is in a highly enviable cul-de-sac position. One of the main reasons to owners settle within this area is the flat level walking distance to Banstead Village High Street. The accommodation flows easily and is ideal for the family or the long staying guest with accommodation over two floors.

## OUTSIDE

The property offers a good sized front garden with the

provision of off street parking for two vehicles plus an attached double garage to the side. The rear garden extends to approximately 78ft to the corner point of the rear garden by 50ft in width. The garden is bright and sunny with a westerly aspect and has a larger plot than many of its other contemporaries within the cul-de-sac. The garden offers a good degree of privacy.

## THE LOCAL AREA

Banstead is great for families boasting several excellent primary and secondary schools in the area. Outside of the classroom, Banstead offers a plethora of activities for families. The Lady Neville Children's Playground is a local favourite. Banstead Village is within an easy walk and offers a range of independent shops, cafes, restaurants, as well as Waitrose, public transport and all local amenities. Banstead is well connected by road with easy access to the A217, M25 and M23, making commuting straightforward.

## 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  
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min  
Tadworth – London Bridge 1 hour

## 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 £4,259.77 2026/27

## AI ENHANCEMENT

Some "Virtually Staged" or "AI-Enhancements" are shown within this listing please contact us for further details if anything is unclear



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.

## GREAT ELLSHAMS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1381 SQ FT - 128.31 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 298 SQ FT - 27.68 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) 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 |         |                         |
|                                             | 68      | 76                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

WILLIAMS  
HARLOW