



**ORCHARD CLOSE,** BANSTEAD, SURREY, SM7

**£875,000**

FREEHOLD

**Winkworth**





## ORCHARD CLOSE

BANSTEAD, SM7

**THIS FOUR BEDROOM DETACHED HOUSE  
IS BEAUTIFULLY PRESENTED  
THROUGHOUT, OFFERING A SUBTLE  
BLEND OF PERIOD FEATURES AND  
CONTEMPORARY LIVING.**

This delightful cottage style property occupies a prominent position in a quiet cul de sac. Orchard Close is conveniently located within close proximity of Banstead Village, close to well-regarded schools for all age groups, as well as Banstead High Street which offers a comprehensive range of shopping including Waitrose and Marks and Spencer's Simply Food.



## ORCHARD CLOSE BANSTEAD, SM7

This attractive detached house is bright and spacious throughout.

The original ground floor area comprises; a welcoming entrance hall, a double aspect living/dining room with a bay window and feature fireplace, a modern fitted kitchen/breakfast room with ample worktop space, a range of units and integrated appliances, and a downstairs cloakroom. On the other side of the house is the garden room which has a lovely view across the rear garden, and a double bedroom with an ensuite shower and WC.

The first floor provides three bedrooms, and a family bathroom with a separate walk-in shower. The principal bedroom has fitted wardrobes and benefits from a large bay window which overlooks the garden below.

Outside to the front is a driveway allowing off street parking for two cars, and a small lawned area, all framed by mature hedges. The peaceful, attractive, and secluded rear garden is a real delight, with a raised covered decking area adjacent to the kitchen, a patio, as well as a large lawn and a fantastic range of mature shrubs and hedge borders.

Other benefits include a cellar, and a large shed for useful storage space.

All in all a superb home that must be viewed at your earliest convenience.



## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Hall
- Living Room - 14'4" x 12'0" (4.36m x 3.67m)
- Dining Area - 9'10" x 8'10" (3.00m x 2.69m)
- Kitchen/Breakfast Room - 15'6" x 9'11" (4.73m x 3.02m)
- Downstairs WC
- Garden Room - 15'4" x 13'10" (4.67m x 4.22m)
- Bedroom 4 - 15'6" x 7'4" (4.72m x 2.24m)
- Ensuite Shower & WC
- Bedroom 1 - 14'10" x 12'5" (4.52m x 3.78m)
- Bedroom 2 - 12'7" x 9'3" (3.84m x 2.82m)
- Bedroom 3 - 9'11" x 8'0" (3.02m x 2.44m)
- Family Bathroom - 9'1" x 6'1" (2.77m x 1.85m)
- Rear Garden - 80' (24.38m) approximately

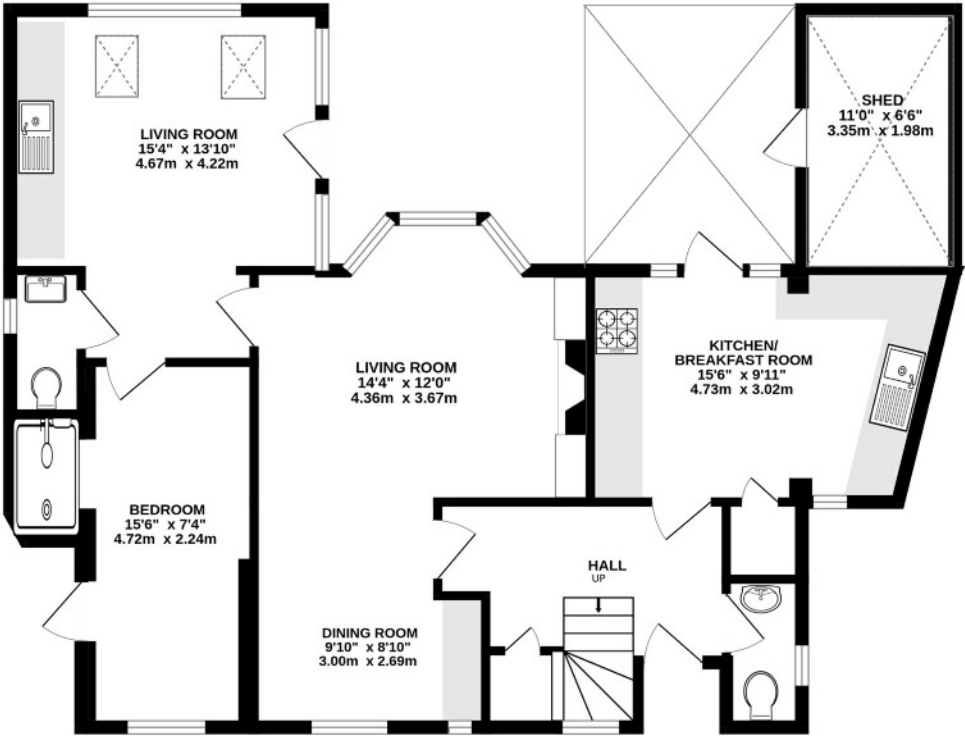




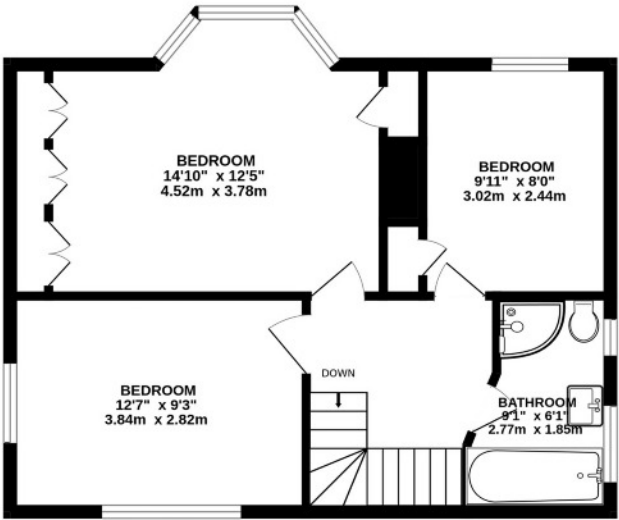
Orchard Close, Banstead

INTERNAL FLOOR AREA (APPROX.) 1395 sq ft/ 129.5 sq m

Garden extends to 80' (24.38m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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## Banstead office

100 High Street, Banstead, SM7 2NN  
01737 362 362 | [banstead@winkworth.co.uk](mailto:banstead@winkworth.co.uk)

[winkworth.co.uk/banstead](http://winkworth.co.uk/banstead)

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