



**GREAT ELLSHAMS,** BANSTEAD, SURREY, SM7

**£895,000**

FREEHOLD

**Winkworth**







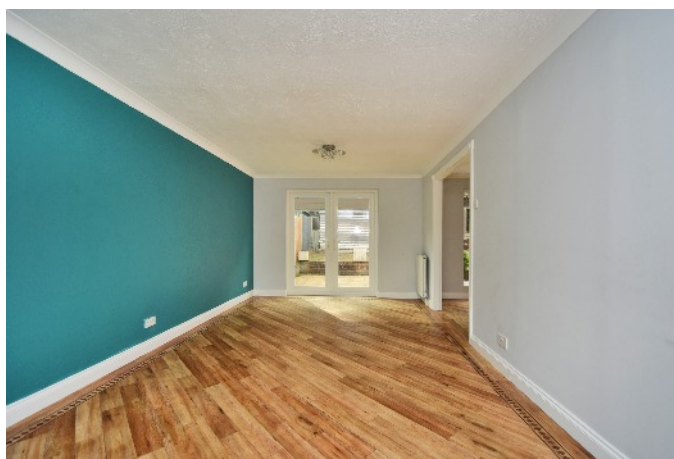


## GREAT ELLSHAMS

BANSTEAD, SURREY, SM7

**A BRIGHT, SPACIOUS AND EXTENDED FIVE  
BEDROOM HOUSE, WITH GARAGE, SET IN A  
QUIET CUL DE SAC.**

Great Ellshams is a very sought after location because of its quiet nature, and the fact it is conveniently located within easy reach of Banstead High Street, which offers a comprehensive range of shops including a Waitrose Supermarket and M&S Simply Food.



## GREAT ELLSHAMS

BANSTEAD, SURREY, SM7

Offered to the market with **\*NO ONWARD CHAIN\*** this bright and spacious property has been thoughtfully extended and offers flexible accommodation which comprises a generous hallway, study, utility room, a large living room with open-tread staircase to a double bedroom with en-suite shower room which could provide annexe accommodation, a further double aspect sitting room with double doors opening to the rear garden, cloakroom, a kitchen/breakfast room and conservatory.

On the first floor there is a principle bedroom with an en-suite shower room, three further bedrooms, and a family bathroom.

Outside, the frontage is open plan and the driveway provides off road parking and leads to the attached garage which has power and lighting. The secluded westerly facing rear garden has a lawned area and patio, ideal for alfresco dining.

The property benefits from no onward chain and has both gas heating and double glazing throughout.

Viewing is recommended to fully appreciate this property.

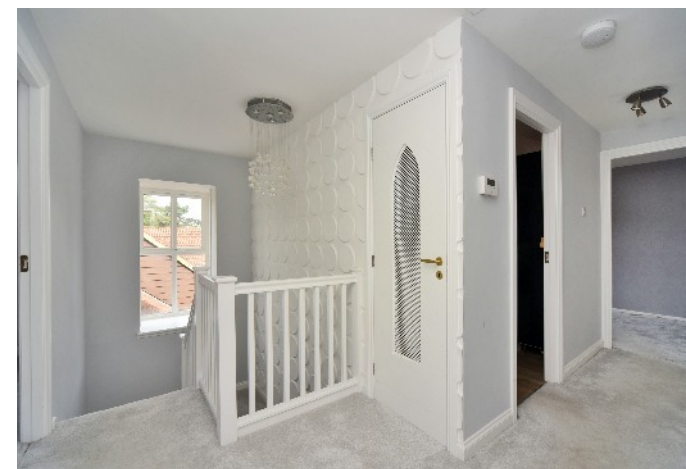


## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

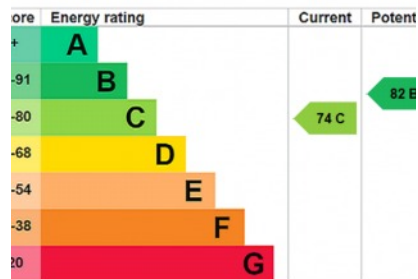
### AT A GLANCE...

- Entrance Hall
- Downstairs WC
- Sitting Room - 23'0" x 10'6" (7.00m x 3.20m)
- Kitchen/Breakfast Room - 18'9" x 9'10" (5.72m x 3.00m)
- Study - 7'11" x 7'7" (2.41m x 2.31m)
- Utility Room - 6'11" x 5'10" (2.11m x 1.78m)
- Conservatory - 17'7" x 7'2" (5.36m x 2.19m)
- Living Room - 19'6" x 17'7" (5.94m x 5.36m)
- Bedroom - 17'1" x 9'3" (5.21m x 2.82m)
- En-suite Shower Room
- Bedroom - 12'3" x 9'3" (3.73m x 2.82m)
- Bedroom - 10'5" x 8'4" (3.17m x 2.54m)
- Bedroom - 8'10" x 7'7" (2.70m x 2.31m)
- Bathroom - 7'0" x 6'9" (2.13m x 2.08m)
- Bedroom - 16'9" x 12'5" (5.11m x 3.78m)
- En-suite Shower Room
- Garage - 17'0" x 12'2" (5.18m x 3.71m)
- Rear Garden - 36' (10.97m) approximately
- Council Band G

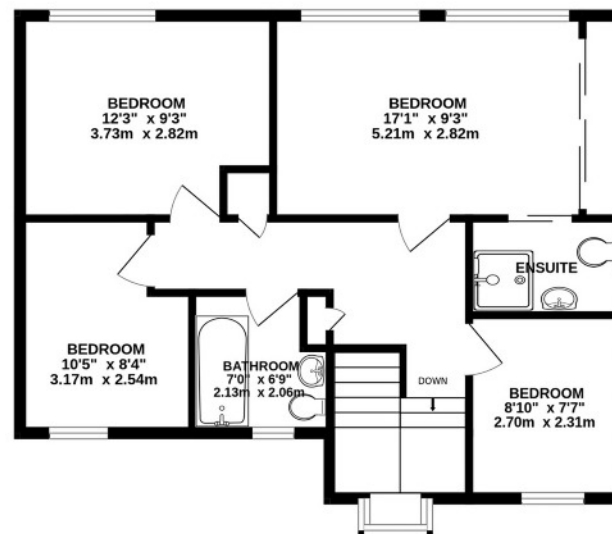
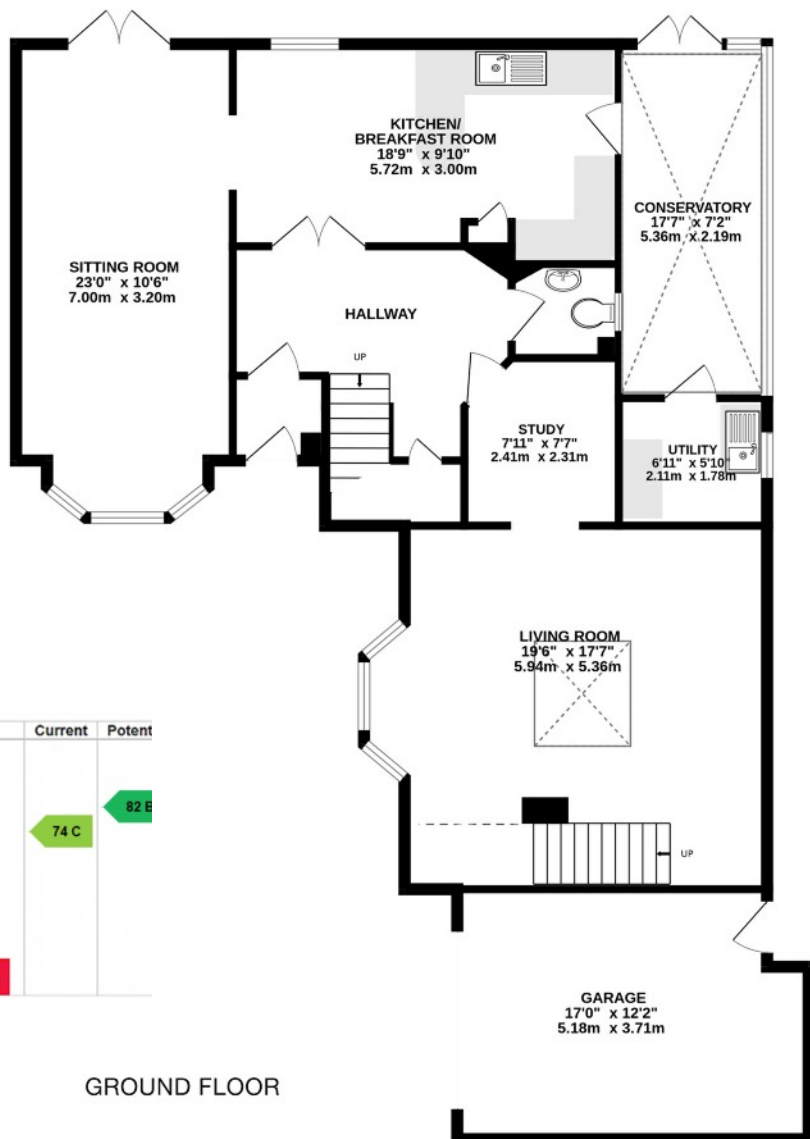




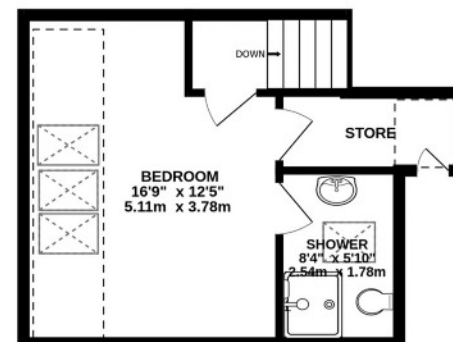




GROUND FLOOR



FIRST FLOOR



## Great Ellshams, Banstead

INTERNAL FLOOR AREA (APPROX.) 2305 sq ft/ 214.0 sq m

Including Garage

Garden extends to 36' (10.97m) approx.

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.

**Winkworth**





Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

## 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)

**Winkworth**

See things differently.