

Kennedys'

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152, Burdon Lane
Cheam, SM2 7DQ

****NO ONWARD CHAIN****

Standing tall at the end of Burdon Lane in the village of Cheam; neighbouring the beautiful Banstead Downs Golf Club, is something really rather special. Built in 1903, this executive 6 bedroom Edwardian home offers all the period charm you would expect, existing in harmony alongside the modern home comforts we have grown to love in equal measure.

Offers in excess of
£1,750,000



- Breathtaking Edwardian family home
- 6bedrooms
- 3bathrooms
- Located at the end of Burdon Lane, directly neighbouring Banstead Downs Golf Club
- Garage
- Resin bonded in& out driveway situated behind private gates
- Stunning gardens of just under .4 of an Acre
- **NO CHAIN**



PROPERTY DESCRIPTION

Ask a dozen people what their favourite architectural era is, and I suspect a high percentage will say Edwardian; and who could blame them. There's lots to like, and actually well over a hundred years on and they are more relevant as modern day homes as they've ever been. Believed to have been built around 1903, this is as good an example of a stylish Edwardian home as you will see, in my view at least. The family who currently own the property have not only been instrumental in conceiving a thorough restoration and refurbishment programme, but they have executed it with a real understanding of how to combine the character and charm of the original era with the needs and standards of modern day living, and all at the very highest standard.

With accommodation of some 3270 sq ft over three floors, this is a well balanced home; something you get an instant sense of as you step in to the Entrance hall, off which is the cloakroom, and through in to the reception hall, which provides access to most of the main ground floor rooms, including dining room, sitting room, which leads in to the beautiful conservatory, and kitchen/breakfast room which goes through to the utility and in turn to the rear garden. The kitchen is Tom Howley, and the quality is evident in every square inch. To the first floor are located four of the six bedrooms, including the main bedroom and en-suite, and the large family bathroom. And to the top floor, are bedrooms five and six, which are served by a further bathroom. In addition, there is also a basement below, accessed from the kitchen, which comprises of three storage areas.









PROPERTY DESCRIPTION

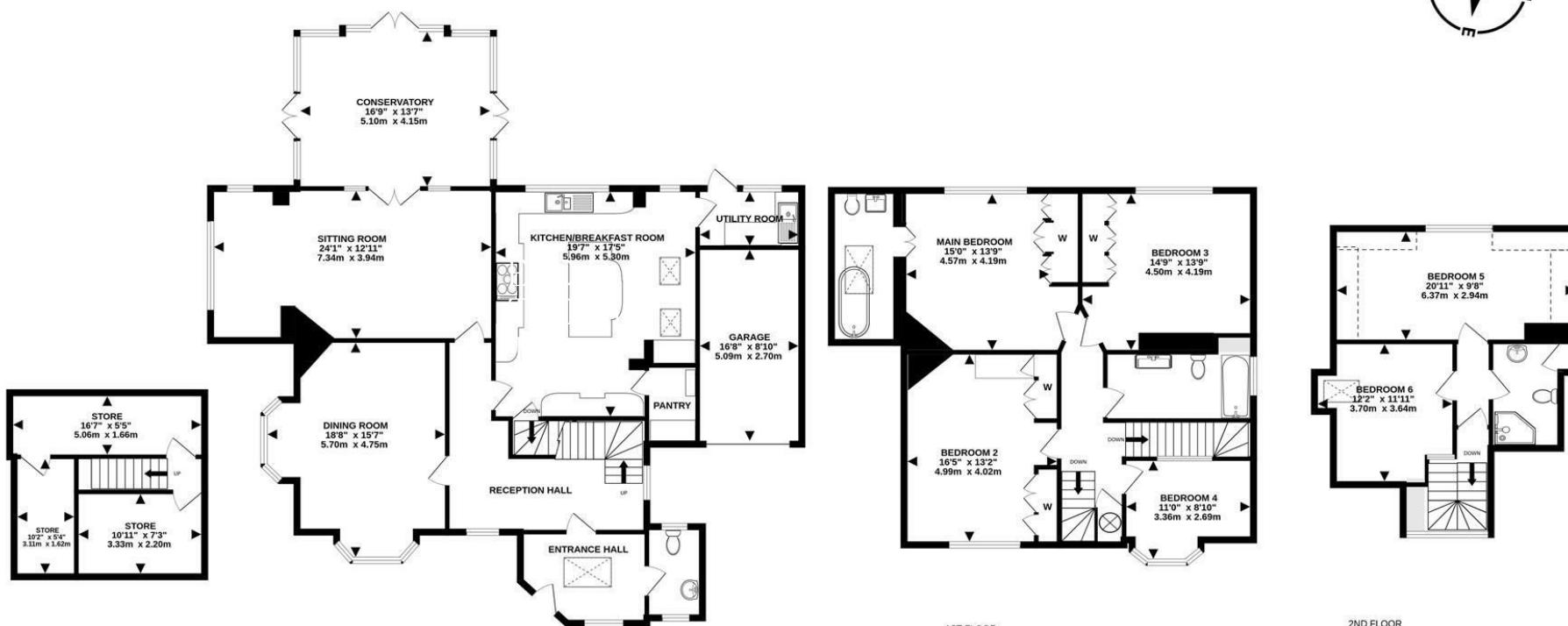
The list of features and specification on this beautiful home are almost endless, but highlights include; Edwardian style tiled floor to hallway, stained glass windows, herringbone wooden floors, ornate cornicing, hand built and painted bespoke kitchen with granite tops and porcelain tiled flooring, modern bathrooms, downlighting, American style shutters, and all beautifully presented throughout. To the outside, the property is approached via two sets of wrought iron gates with private intercom, leading on to a drive a forecourt area giving access to the garage and rear gardens. The gardens to the front and rear have been beautifully designed and tendered, making the most of this large, south facing. Secluded plot on the edge of Banstead Downs Golf Club.

The location is ideal for commuters with Cheam Station walking distance from the house, as is the village of Cheam with a wonderful combination of High Street shops, Independent shops and restaurants and cafes. Trains from Cheam are into London within 40 minutes, Schooling is also within easy reach with St Dunstans C of E Primary School, Cuddington Croft Primary School, Nonsuch High School for Girls, Cheam High School for Girls, Sutton Grammar School for Boys all being close by. Leisure facilities are well catered for with Cheam Sports Club & Nuffield Health Fitness & Wellbeing Gym as well as Nonsuch Park.

For further information or to arrange a viewing please contact Kennedys Sales team.

Council tax band: G





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 3270 sq.ft. (303.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

EPC: D
TENURE: Freehold
COUNCIL: Sutton
TAX BAND: G

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