



Holland Avenue, Cheam, Surrey SM2 6HU  
Offers In Excess Of £2,000,000 - Freehold

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**WILLIAMS  
HARLOW**



Williams Harlow Cheam – An exceptional period property that confidently asserts itself as one of the market leaders. The perfect blend of period character and modern luxury, this house delivers style and practicality in spades. Circa 5000 sq ft of accommodation, which includes an annexe, stunning kitchen family room, and master suite of distinction. Possessing the all-important SM2 postcode and offering excellent amenities in the local area. A must view.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



White cabinetry with built-in appliances including a microwave and oven.

Stainless steel refrigerator with a water dispenser.

Central island with a granite countertop, a gas cooktop, and a vase of yellow flowers.

Three pendant lights hanging from the ceiling.

Large arched window with a decorative frame.

Dark doorway leading to another room.

Small patterned rug on the floor.







## The Property

A rare find. While Sutton and Cheam were Victorian towns, most houses of this size and scope tend to be much later and therefore poorer for the fabulous design that marks 1900 to 1925 out as so distinctive. In short the accommodation comprises seven bedrooms, five bathrooms, upper floor laundry room, dressing room, ground floor utility room, ground floor cloakroom, entrance hall, four separate reception rooms and kitchen family zone all to the main house. Accessed from within and directly, the annexe includes another bedroom, bathroom and kitchen. In short this house is huge and keeps on going. The current owner uses it perfectly and its best suited to larger or extended families, those that work from home, and those that host guests or family often. Practicality is essential but the luxury and panache that this home also delivers provides the extra dimension we all crave; a home to be proud of. Everyone who visits will gush about it. Of course none of this limited text can truly serve justice to such a magnificent home and we implore you to view to explore just how thoughtful and luxurious this home is.

## Out Door Space

A large carriage driveway to the front of the property. Side access to the rear garden, which is west facing. Raised patio steps down onto the lawn and into the mature garden. Views from the multiple and large glazed door take all this in.

## The Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

## Why You Should View

It doesn't get much better than this. Luxury, practicality, style and size set the marker for all else to reach.

## Vendor Thoughts

"We saw the beauty of this house from the moment we first viewed and although it wasn't like this at the start we could see how perfect it would be for our busy family lives"

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cudding Croft - State - 3 - 11  
Avenue - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19  
Glynn - Boys State - 11 - 18

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Bus Routes from Cheam Village -  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin Sch to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

## Pointers

- At Least Seven Bedrooms - Detached - Carriage Driveway - Circa 5000 Sq Ft - West Facing Garden - Annexe - Easy Work From Home Solution  
Close to Cheam Village and Belmont Village - Close to Avenue Road School - Close to Overton Park - Immaculately presented

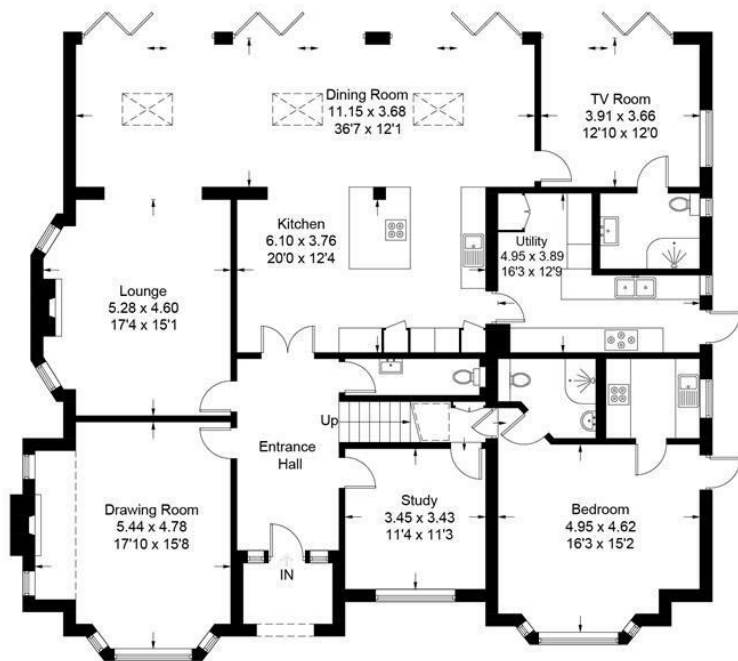


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

Approximate Gross Internal Area = 463.7 sq m / 4991 sq ft



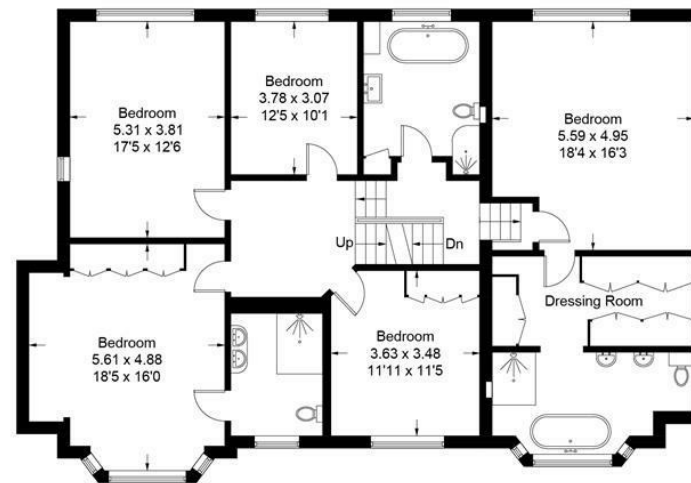
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1057583)

