



Burdon Lane, South Cheam,
Guide Price £3,250,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow - One of the few mansions within 10 minutes walk of Cheam Village. Offering over 6500 sq ft of accommodation to include indoor pool and leisure suite. The package includes handsome house, gated grounds, immaculate interior, premier location ideal for a short walk to Cheam train station. Ready to view now.

The Property

Among the elite property of South Cheam, this handsome gated property offers the build quality of the 1930's period alongside the innate character. Modernised throughout, the interior is impressive and practical. Spanning 6500 sq ft across two buildings (four bedroom outhouse and eight bedroom main house), the house is large enough to cope with extended families or entertaining staying guests through all seasons or time of day. A dual turning feature staircase in the entrance hall receives you impressively. From here there are four reception rooms, a large eat in kitchen with separate utility room, six bedrooms with four bathrooms and two dressing rooms to first floor and two further bedrooms and bathroom to top floor. The leisure suite, accessed from both the kitchen and dining room offers a large pool, hot tub and showering facilities. The main house offers lots of storage and additional rooms to use for specific needs. The outhouse is ideal for staying guests. It provides practical separate living quarters complete with four bedrooms, open plan kitchen living room and shower room.

Outside Space

A south west facing rear garden measures 166 ft x 84 ft. The frontage measures 90ft x 46 ft and the plot measures 0.5 of an acre. The gated entrance provides access to lots of parking via both the covered car port and driveway. Softened by the accompanying planting, the front as well as the back is immaculate and mature.

The Local Area

The walk to the station and into the village is under 10 minutes for most. Education in the area is well thought of and includes the sought after Nonsuch High School for Girls amongst many others. Cheam Village has a high street to serve most everyday

needs including supermarkets, butcher, baker, restaurants and coffee shops. Public transport includes not only train stations at Cheam Village and Sutton but also abundant bus routes. For those with children looking for playgrounds or keen walkers with dogs, both Nonsuch and Cheam parks are close by.

Why You Should View

An aspirational house to reward your efforts through life. The balance of impressing family and friends with practicalities luxury living have been installed here.

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington 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 4 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

EPC AND COUNCIL TAX

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Features

Eight Bedrooms to Main House - Six Bathrooms To Main House - Four Reception Rooms - Two Dressing Rooms - Car Port - Gated Entrance - Leisure Suite To Include Indoor Pool - Four Bedroom Outhouse with Kitchen and Bathroom - Impressive Entrance Hall - 0.5 Acre Plot - South West Facing Garden - Balcony Across Back Of House - Character Architecture - 6533 Sq Ft

Benefits

Walk To Cheam Train Station - Walk To Cheam Village - Walk To Cuddington Croft - Walk To Nonsuch School - Walk To Cuddington Golf Course - Lots Of Storage - Practical Luxury Living -

Why Williams Harlow

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.



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.

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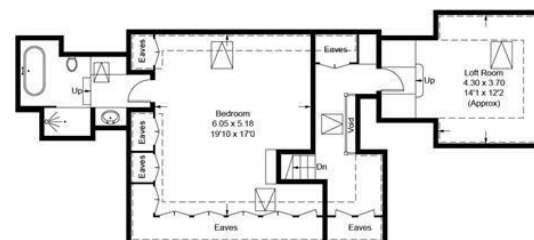
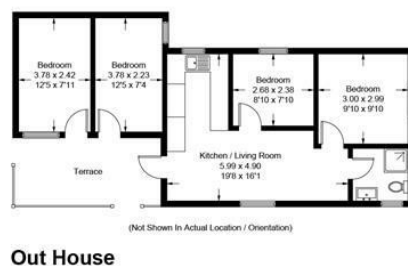
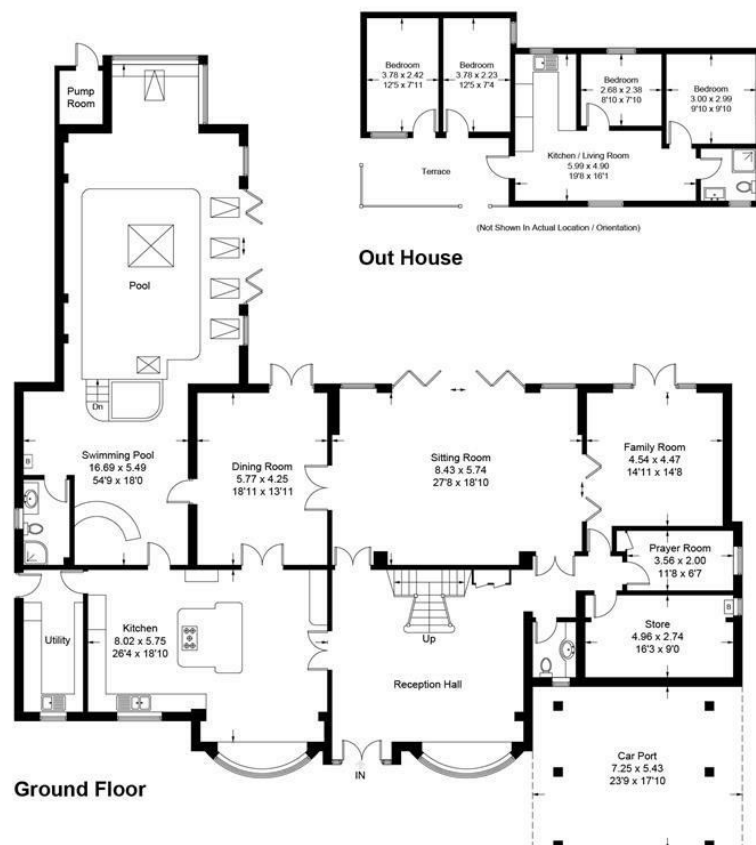
 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 549.0 sq m / 5909 sq ft

(Excluding Eaves & Loft Room)

Out House = 58.0 sq m / 624 sq ft

Total = 607.0 sq m / 6533 sq ft



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		
England & Wales		EU Directive 2002/91/EC 

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. (ID1289067)

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