



Sandy Lane, South Cheam,
Offers In Excess Of £1,800,000 - Freehold

 6  4  6

**WILLIAMS
HARLOW**











Williams Harlow Cheam – A classic Burton built house with all the hallmarks of the 1930's and inlaid with a luxury modern interior. Offering 3600 sq ft of property, the property aptly serves most requirements. Located in one of the most sought after South Cheam roads and ready to view.

The Property

Spacious and luxurious best describe this fab house. The property has been designed and decorated to impress yet serve everyday needs. Glamorous without pomp, the cool tones of the interior present as if lifted from an interiors magazine. The accommodation includes: six double bedrooms, four bathrooms, cloakroom, multiple reception rooms all with specific or flexible uses and a huge kitchen family room. If kitchens and bathrooms sell houses this house should be top of anyone's list; they are wonderfully done and the sheer number of bathrooms serves family and guests with ease whilst the kitchen is ideal for parties! The multiple reception rooms are practically helpful for fun, play and serious business all at once.

Outdoor Space

A superb gated frontage with block paved driveway and handsome boundary wall. The rear garden measures over 170 ft and includes an outdoor kitchen, patio and lawns set over three levels. The plot measure some .34 of an acre.

The Area

Cheam Village is superb and if you haven't visited, you must. Unlike many other Surrey towns, Cheam offers excellent Zone 5, oyster card and freedom pass compatible commuting links, A thriving high street with plentiful independent shops and crafts as well as the national chains, excellent schooling and vast green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a very short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street and people watching or catching up with friends. From Cheam

train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for equestrian pursuits.

Vendor Thoughts

"Having owned property in and around Sutton and Cheam for many years and having owned, this house has been our favourite. We tried to future proof it as much as possible and designed the house around our needs as family"

Why You Should View

If you seek a house which minimises your need for future work and one which allows you to move in and start living then welcome home.

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 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

Features

Six Bedrooms - Five Reception Rooms - Separate Utility Room - Extra Large Kitchen Family Room - Cloakroom - Four

Bathrooms - Master Bedroom With En-suite And Dressing Room - 0.34 Plot - 173 ft Rear Garden

Benefits

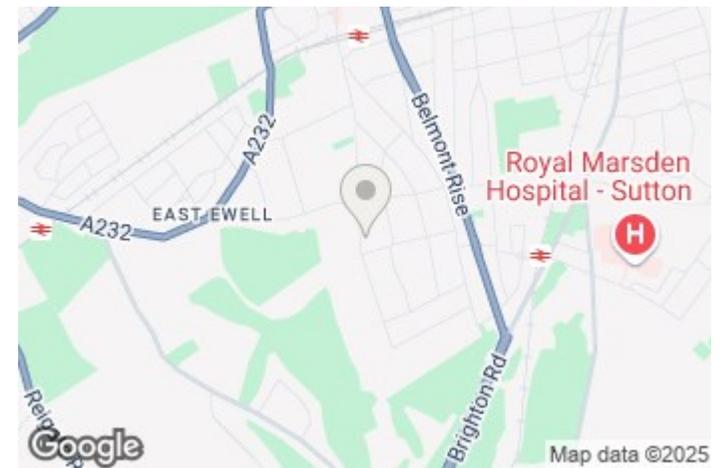
Gated Security - Off Street Parking - Storage - Sought After Road - Large Rear Garden - Close to Grammar Schools - Close Golf Courses - Within Oyster Zone For Commute - Close to Southern Train Line Into Central London

EPC AND COUNCIL TAX

C AND G

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.

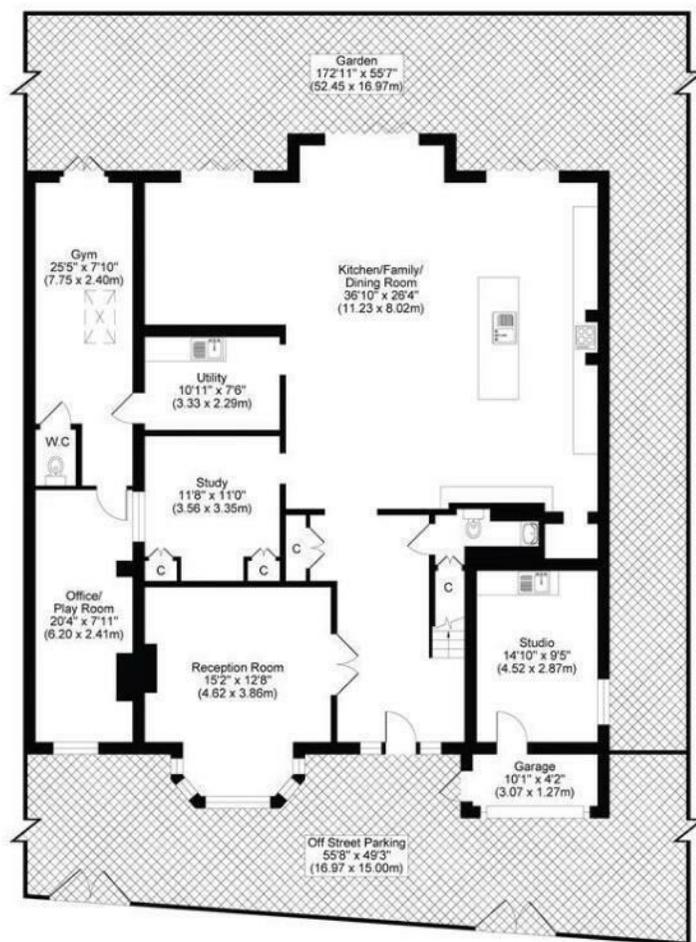
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

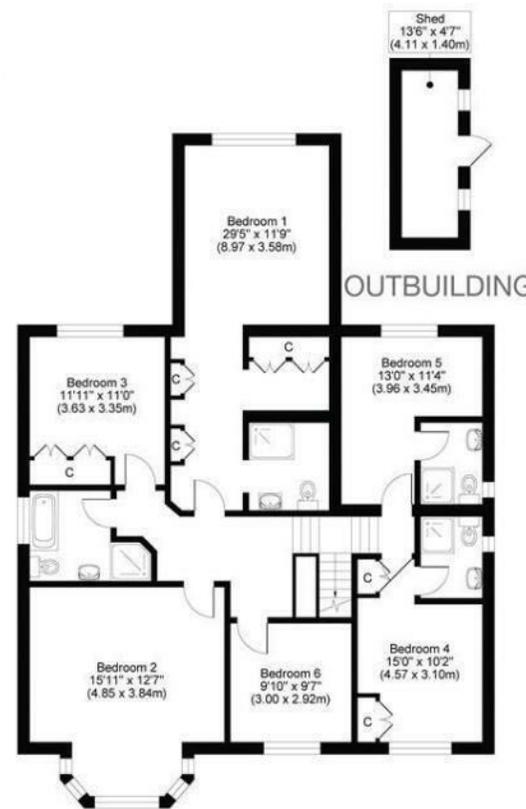
SANDY LANE, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDINGS & GARAGE 3603 SQ.FT (335 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDINGS & GARAGE 2996 SQ.FT (278 SQ.M)



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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	

