



Shere Avenue, Sutton,
Offers In Excess Of £1,250,000 - Freehold



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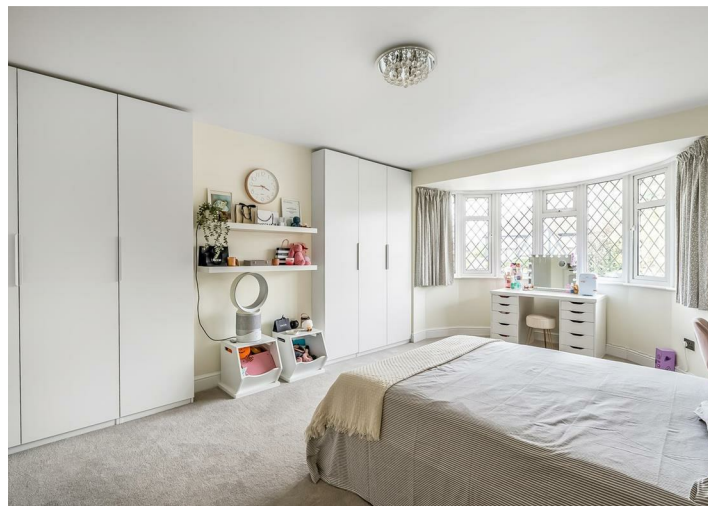


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**WILLIAMS
HARLOW**











Williams Harlow Cheam- A sublime four-bedroom detached home occupying one of the most desirable roads on the prestigious Nonsuch Estate.

Beautifully reimagined and thoughtfully refurbished by the current owners, this handsome detached house combines timeless character with a sophisticated, contemporary interior. Every detail has been carefully considered, with an evident emphasis on quality craftsmanship and creating a wonderful family home.

Ideally positioned for Nonsuch Park, Nonsuch School and excellent transport links, the property is perfectly placed for commuters, with Ewell East station providing a convenient Southern service into London Victoria and London Bridge.

Set within one of the Nonsuch Estate's most sought-after locations, this exceptional four-bedroom home offers a rare opportunity to acquire a property that has been lovingly transformed while retaining the charm and appeal of its surroundings.

Ready to view now — An early viewing is highly recommended.

The Property

Welcome to Shere Avenue, an impressive four-bedroom detached Gleeson-built home positioned on one of the most desirable roads within the prestigious Nonsuch Estate.

Lovingly maintained by the current owners, this beautifully presented home effortlessly blends timeless character with contemporary luxury, creating an exceptional family home with a sophisticated yet welcoming feel.

From the moment you enter, the light-filled hallway, original oak door and high ceilings set the tone. The formal sitting room to the front is elegant and spacious, featuring large bay windows, refined fittings and an abundance of natural light.

The centrepiece of the home is the stunning open-plan kitchen and dining space. Immaculately presented and designed for modern living, it features a substantial central island, underfloor heating and expansive aluminium bi-fold doors opening directly onto the sheltered south west-facing rear garden. Air conditioning further enhances the space, making it ideal for entertaining throughout the year.

A separate utility room provides excellent additional storage and houses the washing machine and tumble dryer, alongside a useful downstairs WC. There is also internal access to the garage, which houses the Megaflo system and offers excellent potential for conversion into further accommodation, subject to the necessary consents.

Upstairs, there are four well-proportioned bedrooms and three bathrooms. The first bedroom benefits from its own en-suite, while the generous family bathroom serves the remaining bedrooms.

The principal bedroom is a particularly impressive space, featuring a sizeable en-suite with a beautiful outlook with views across the Surrey Hills.

The third bedroom is equally generous, with two fitted wardrobes and the potential to create an additional en-suite if required. The fourth bedroom provides excellent flexibility and would work equally well as a bedroom, study, dressing room or home office.

Further highlights include air conditioning to both floors, underfloor heating to the kitchen, south west facing garden, aluminium bi-fold doors, integral garage, Megaflo system, extensive storage and the potential for further conversion.

Outdoor Space- Private South West Facing Garden

The sunny, south west-facing rear garden extends to approximately 115ft and is a truly exceptional feature of the home. Beautifully sheltered by mature trees and established shrubs, it offers a wonderful sense of privacy and tranquillity.

A stylish patio seating terrace, finished with sleek glass balustrades, provides the perfect setting for outdoor dining and entertaining, with steps leading down into the mature garden beyond.

Towards the rear of the garden there is additional space which offers excellent potential for a summer house, home office or gym, further enhancing the versatility of this outstanding outdoor space.

With its impressive proportions, privacy and enviable south westerly aspect, the garden perfectly complements the home's exceptional indoor-outdoor living.

The Local Area- Nonsuch On Your Doorstep

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and 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 short walk, you will find Cheam train station, David Lloyd fitness centre and a choice of tennis clubs. Again within 15 mins walk and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Ewell. 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 Downs, it's great for horse owners also.

Why You Should Buy

The location enjoys beautiful views towards Epsom Downs and the Surrey Hills, while Nonsuch Park is virtually on the doorstep, providing an exceptional setting for walks, running and family days outdoors.

The area is also well served by highly regarded schools, including Cuddington Croft Primary School and Nonsuch School for Girls, making this an especially attractive location for families.

Vendor Thoughts

"This has been our much loved family home for 15 years and the setting for countless happy memories. Shere Avenue is an exceptionally friendly road, where neighbours are always ready to lend a helping hand or simply offer a warm wave.

"This will be an incredibly difficult home to leave. It has been deeply loved by our family, and we hope its next owners will enjoy it just as much as we have"

Features

Four Double Bedrooms- Three Modern Bathrooms- Open Plan Kitchen Dining Area- Driveway & Single Garage- Air Conditioning Throughout

Benefits

Beautiful Extended Open Plan Kitchen Area- Economical Underfloor Heating- Sunny Rear Garden- Picturesque Views of Surrey Hills

Local Schools

- Nonsuch - Girls - Grammar - 11 - 19
- Ewell Castle – Mixed – Fee paying – 3 – 18
- Glynn – Boys – State – 11 – 18
- St Dunstons - State- Mixed - Ages 5 - 11
- Sutton High - Girls - Fee - 3 - 18
- Cheam High - Mixed - State - 11 – 19
- Cuddington Croft – Mixed – State – 3 – 11

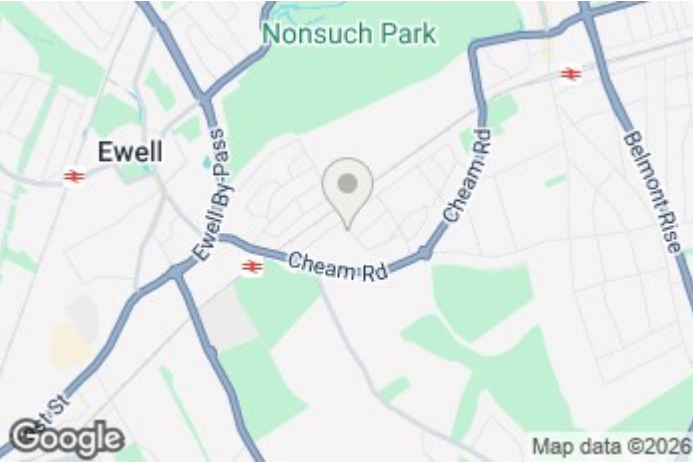
Local Transport

- Ewell East Station – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
- Cheam Train Station - London Victoria and London Bridge - Southern Service (same line as Ewell East)
- Ewell West Station – Waterloo and Guildford – South Western Service – Circa 33 mins to Waterloo.
- Local Bus Routes:
 - 406 – Epsom to Kingston
 - 293 – Epsom to Morden
 - 470- Epsom to Colliers Wood
 - 467- Epsom to Chessington
 - E16- Epsom to Worcester Park
 - S2- St Helier to Epsom

EPC AND Council Tax C AND G

Why Williams Harlow

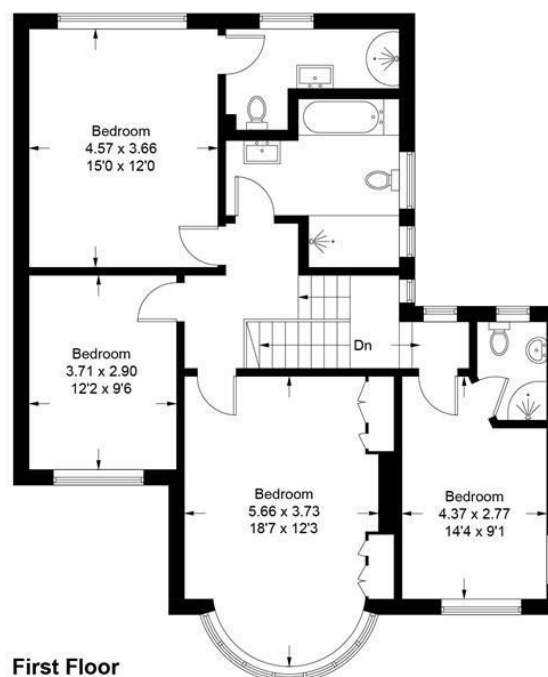
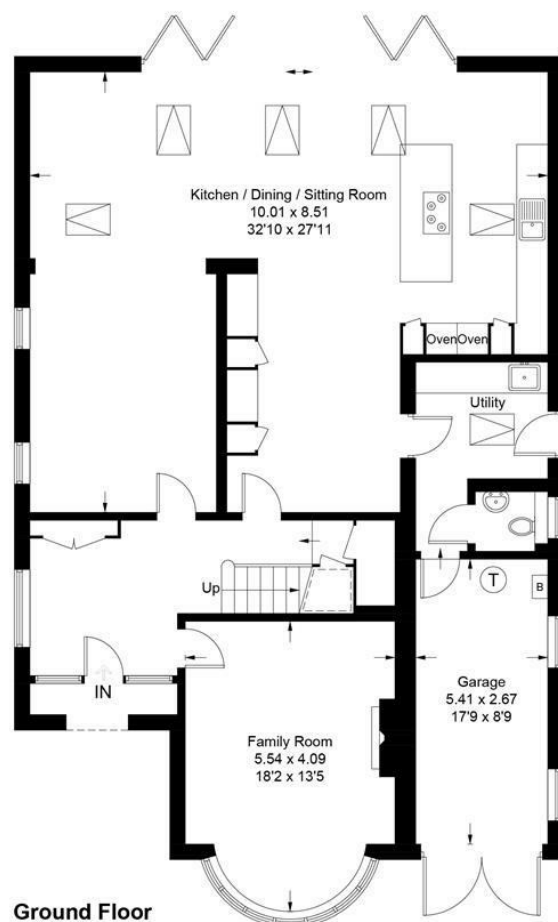
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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.

Approximate Gross Internal Area = 232.9 sq m / 2507 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0"



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		

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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. (ID1328422)

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