



Banstead Road South, South Sutton, Surrey SM2 5LH

Offers In Excess Of £1,250,000 - Freehold



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**WILLIAMS  
HARLOW**





Williams Harlow – A stunning blend of period architecture and modern luxury; this spacious executive home offers the perfect balance of everyday family life and a reason to host family and friends. Located ideally for a host of excellent schools, wonderful local scenery and the immeasurably important Royal Marsden. 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	64	75
(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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## The Property

What was until recently a standard yet handsome 1930's detached house, has now become an exquisite example of modern luxury, fit for the 21st century family. The owners have overseen a major renovation, in which very little hasn't been rethought, and the end result is very special. You enter through the thick set and very secure front door into a reception hall, and you very quickly know you are in for a treat. The large entrance still acts as the capital from which all the other rooms are accessed from, here are the turning stairs to the first floor, the cloakroom and bordering the kitchen the separate utility room (essential for the kitchen family space to work as intended). In an L shape formation, the open plan lounge, kitchen, family space flows as effortlessly as stream from one zone to another. From the hall, you enter the lounge area, a vast room where space has been maximised and the log burner catches the eye among the other opulence. Journey onward to the dining area, which is large enough for the biggest of tables and expansive bi-fold doors offering absorbing views of the garden. You'll start to notice more of the higher end features such as the air conditioning and the absence of radiators intimates the present underfloor heating system. Continue onward, the kitchen area is sensational and framed by the huge stone wrapped island and fitted kitchen. The units and integrated appliances make up a dream kitchen whilst the island allows informal dining or company whilst cooking, here you realise the importance of having a separate utility room. We all need some me time and that is catered for via the additional reception room which allows for flexible use as and when required. On the upper floors, the modern luxury continues throughout the four bedrooms, three bathrooms and impressively the dressing area to the master bedroom. Simply put, this house offers magazine style interior décor layered upon A practical and spacious layout.

## Outdoor Space

Gates provide access to the driveway and property. The frontage has been landscaped with hard standing for multiple cars and the front border softened with privacy giving hedges. The rear garden, westerly aspect, measures circa 75 ft in length and 48 ft in width and is easy to use. Following in the tradition of the interior, the patio high end, the lawn immaculate. It's a very pretty garden with the added advantage of being low maintenance.

## The Area

To be really supportive of modern family life, every area needs certain amenities; schools, transport, shops and outdoor interest. This house ticks all of those boxes. You're within a short distance of some of the most sought after local schools which include Barrow Hedges/Avenue Road/Harris, Carshalton beeches and Belmont train stations provide services into London Victoria, the mini high-street just down the road offers convenience whilst Sutton town centre the choice of shops and you are surrounded by outdoor pursuits such as bridle paths, down land and golf courses. Sporty types will relish the many tennis clubs, fitness clubs and sporting grounds dotted around. Sutton and its surrounds offer everything you need.

## Why You Should View

Imagine having family and friends gushing over your house every time they visit. If your life is too busy to think about house renovation or décor then let someone else and this is a great example of doing just that. You can rest easy for the years to come knowing your house is both energy efficient, easy to maintain and doesn't require redecorating anytime soon. Or you seek a Greater London location, ideal for the laid back Surrey vibes mixed with the opportunity of London, that's the big view, boiling down the South Sutton postcode really takes advantage of the affluent surrounds and one of the most sought after spots available.

## Vendor Thoughts

When we asked the seller about the local area, his response was immediate, "The local parade of shops is very handy, we have a

young baby and being able to grab last minute essential at a moments notice has been very convenient" also adding "I drive to work in one of the local towns and the roads are so well connected that we can be in work or either Central London or on the way to Heathrow or Gatwick quickly".

## Pointers

- Four Bedrooms - Three Bathrooms - Detached - Gated Entrance
- Westerly Aspect Garden - Luxury Interior - Air Conditioning – Underfloor Heating - EPC D AND COUNCIL TAX G

## Local Schools

The Avenue – Mixed State – Ages 3 – 11

Barrow Hedges – Mixed State – Ages 3 – 11

Harris – Mixed Academy – Ages 11 – 19

Seaton House – Mixed Fee Paying – 2 – 11

Devonshire – Mixed – 3 – 11





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### Ground Floor

Approx. 136.7 sq. metres (1471.1 sq. feet)

#### Kitchen/Dining Room

5.14m x 11.31m  
(16'10" x 37'1")

#### Living Room

6.94m (22'9") max  
x 5.80m (19')

#### Utility Room

2.86m x 2.09m  
(9'5" x 6'10")

#### Study

4.02m (13'2") max  
x 3.80m (12'5")

### First Floor

Approx. 75.7 sq. metres (814.5 sq. feet)

#### Bedroom

3.32m x 3.73m  
(10'11" x 12'3")

#### Dressing Area

#### Bedroom

3.38m x 3.73m  
(11'1" x 12'3")

#### Bedroom

2.31m x 3.35m  
(7'7" x 11')

#### Bedroom

4.92m x 3.35m  
(16'2" x 11')

Total area: approx. 212.3 sq. metres (2285.7 sq. feet)

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