

West Way, Carshalton Beeches,

Guide Price £1,800,000 - Freehold

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WILLIAMS HARLOW























Williams Harlow Cheam- Situated within the leafy London Borough of Sutton, this exceptional detached residence has been comprehensively modernised to an exacting new-build standard. Offering generous and versatile accommodation throughout, this outstanding family home perfectly combines contemporary design with everyday practicality, creating a home that effortlessly meets the demands of modern family living.

Arranged over three beautifully appointed floors, the property showcases striking architecture, thoughtfully designed interiors and an exceptional standard of finish throughout, resulting in a truly impressive home of rare quality.

The Property

This exceptional detached residence has been meticulously remodelled and finished to an exacting specification, offering beautifully appointed accommodation across three impressive floors. Seamlessly blending timeless design with contemporary innovation, the home has been crafted to deliver an exceptional standard of modern family living.

Every detail has been carefully considered, with high-quality finishes evident throughout. Amtico flooring flows elegantly across the principal living space, the journey continues as to enter the kitchen with high quality quartz work surfaces and fully fitted appliances and with an ever so handy utility space with space for washing machine and dishwasher, As you move through the black steel doors lead to an great entertaining space and tucked away is a more intimate family space tucked away from the snapshot from the house while an energy-efficient air source heat pump and underfloor heating provide year-round comfort.

As you move upstairs, the elegant panelling adds to the contemporary, flawless nature of the house with 5 well sized bedrooms with one of the bedroom being turned into a cinema room and 2 bathrooms and in built bespoke wardrobes. The principal master bedroom is superb in every nature with walk in wardrobe and en suite shower room.

Designed with both everyday living and entertaining in mind, the generous accommodation includes a dedicated cinema room, offering a luxurious retreat for family movie nights or relaxing with friends.

The upper floor enjoys an elevated position, where far-reaching views stretch towards the London skyline, creating a striking backdrop that further enhances the property's sense of space and exclusivity.

Combining exceptional craftsmanship, thoughtfully designed interiors and a wealth of premium features, this remarkable home presents a rare opportunity to acquire a residence of outstanding quality in one of Sutton's most sought-after locations.

Outdoor Space

A truly outstanding feature of the property is the magnificent rear garden, extending to approximately 146 ft in length. Beautifully established and exceptionally private, this impressive outdoor haven is framed by an abundance of mature shrubs and specimen trees, creating a picturesque backdrop throughout the seasons. Offering an exceptional sense of space and tranquillity, the garden provides the perfect setting for elegant outdoor entertaining, al fresco dining, or simply relaxing amidst its beautifully landscaped surroundings.

The Local Area

West Way is a wide, grass verged road in Carshalton Beeches. Surrounded by similar roads hosting large, detached houses, its easy to see the appeal. Within short walks, the occupiers have bridle paths, downland and golf courses to enjoy whilst still being within Greater London. Local schooling is a hit with the reassurance of high standards being the norm. Carshalton Beeches, Sutton town centre and Belmont all have train stations and offer direct access in central London for the commuter.

Why You Should View

The location is exclusive. The property is immaculate throughout. The features exquisite, the plot size and aspect idea. Security and privacy catered for and local amenities plenty. Put simply this is an opportunity to move in and enjoy life in one of the very best homes that Carshalton Beeches can offer.

Vendor Thoughts

We have always lived round this area and whilst not really looking we stumbled upon this house which we created our dream property by completely modernising it throughout with a very large family space. It is really easy to get to local parks, transport links and sits in amongst excellent state and independent schools. We have loved every minute of living in this beautiful home.

Benefits

The benefits of the property are walking distance to golf courses. Walking to outstanding schools. Very easy transport into London from Carshalton Beeches station and from Carshalton Station and from Sutton.

Local Transport

Carshalton Beeches Station 0.7 miles
Sutton Station 1.2 miles
Belmont 1.2 miles
Trains Southern
London, Victoria, London Bridge from Sutton 32 minutes.
To Epsom, Horsham and Thames Link via Sutton

Local Schools

Oaks Park High School, State School Ofsted Good 0.2 miles
Burrow Hedges Primary State School, Ofsted Outstanding
Stanley Park Infants School, Ofsted Outstanding
Seaton House Independent Girls School
The Harris Academy
Sutton Grammer
Sutton High School
Wallington High School
Wallington Boys

Council Tax and EPC

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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.



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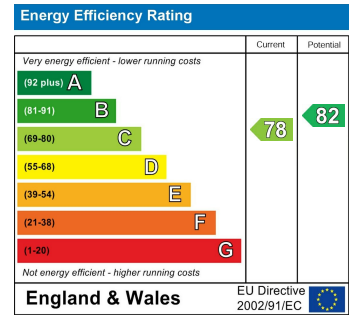
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Approximate Gross Internal Area = 424.9 sq m / 4574 sq ft
Garage = 33.7 sq m / 363 sq ft
Total = 458.6 sq m / 4937 sq ft

= Reduced headroom below 1.5m / 5'0

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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. (ID1323658)

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