

Holmwood Road, Cheam,

£1,250,000 - Freehold

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WILLIAMS HARLOW























Williams Harlow Cheam - Superbly located for Nonsuch park, Nonsuch school and the short hop to the Southern service into London Victoria and Bridge. This handsome detached house has undergone a complete internal renovation in the current ownership to now offer modern family style living with the character and build quality only a house of this age can. Ready to view now.

The Property - Rare Style

This design is considered by most to be the most desirable in the vicinity and its certainly one of the rarest. An apex design typifies the style externally and the centralised large reception hallway and landing the interior. With two large reception rooms, a kitchen dining room and cloakroom to the ground floor the striking simplicity and usefulness of the layout really shines through. The first floor mostly mirrors the ground floor and includes four double bedrooms, family bathroom and en-suite shower room to bedroom. The landings and hallways are very impressive, as is the décor. Modern character and neutral tones throughout to include parquet flooring, soft grey kitchen units and luxury bathrooms. Grace, space and style best describe this home.

Outside Space - Private Rear Garden

Behind a dwarf wall, the brick weave driveway provide access to the garage and parking to front. With side access to the rear, the garden measures circa 115 ft and is mature and private in style.

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 - Impressive Room Sizes

With easy access of all the best local amenities, this style of Nonsuch house is not only rare but also beneficial in terms of layout and room sizes. When viewed against its peers it will undoubtably come out on top.

Vendor Thoughts

A lovely family home in a wonderful area that holds many happy memories from the birth of babies to memorable birthdays and gatherings - a home that will live fondly in our memories.

Features

Four Bedrooms - Reception Hallway - Grand Landing - Kitchen Dining Room - Well Presented - Modern Interior - Off Street Parking And Garage - 115 Ft Garden - Two Reception Rooms - Air Con To Select Rooms

Benefits

Walk To Nonsuch Park - Walk To Nonsuch School - Walk To Ewell East Train Station - No Work Required - Stylish Interior - Between Cheam And Ewell Village

Local Schools

Nonsuch - Girls - Grammar - 11 - 19
Ewell Castle – Mixed – Fee paying – 3 – 18
Glynn – Boys – State – 11 – 18
St Dunstans - 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

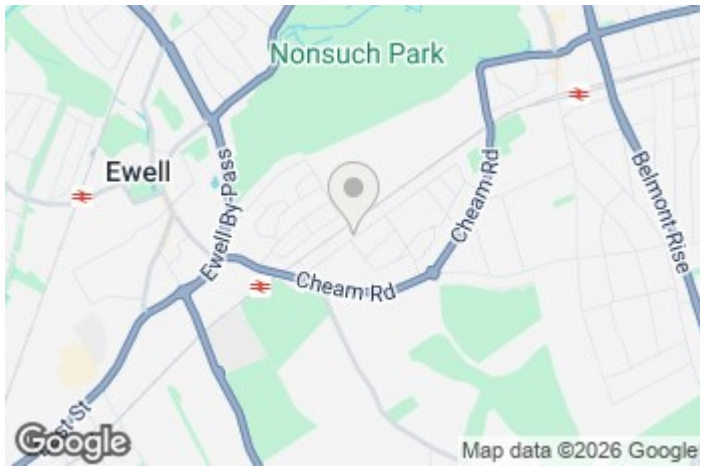
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Why Williams Harlow

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.

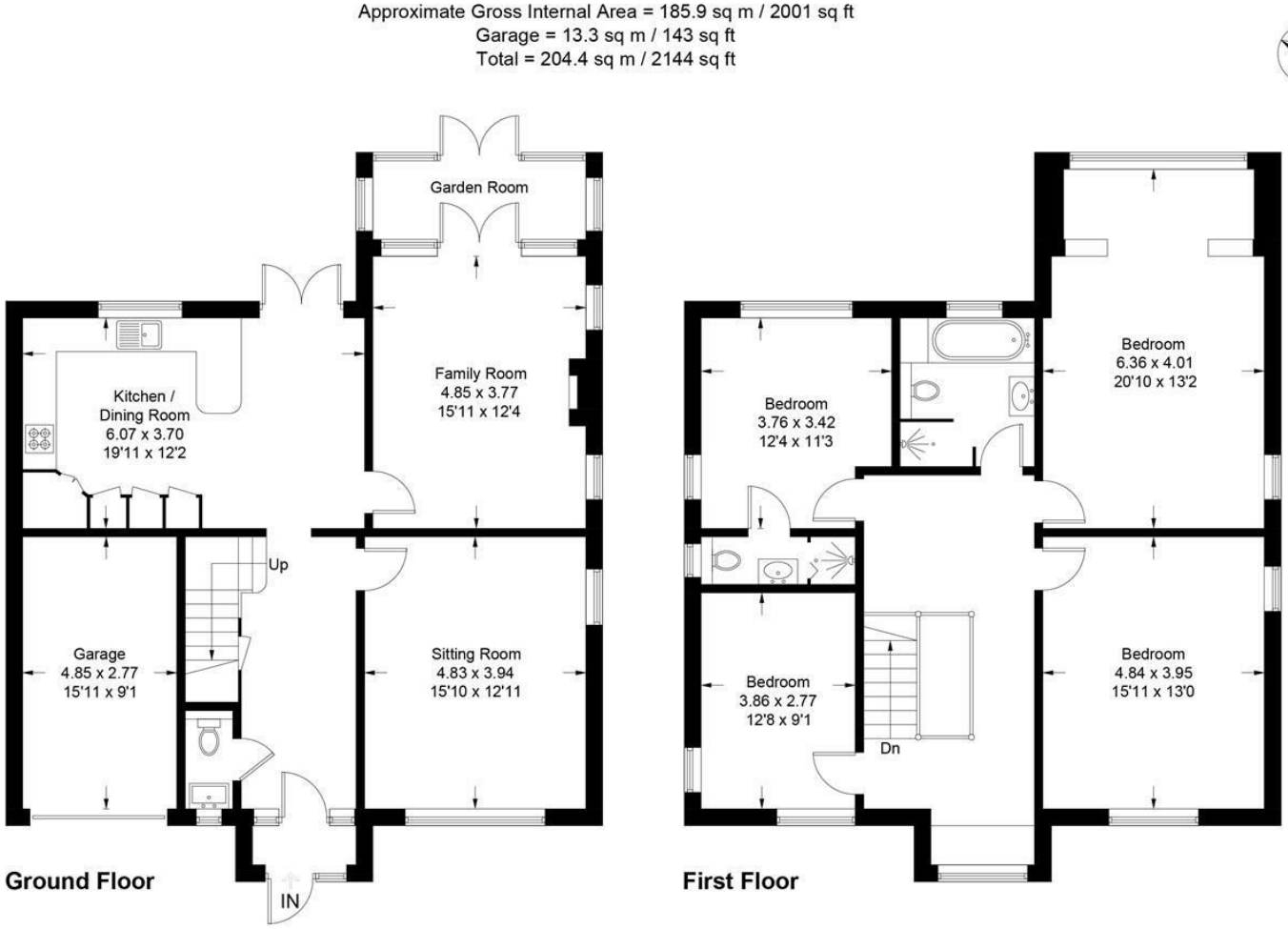


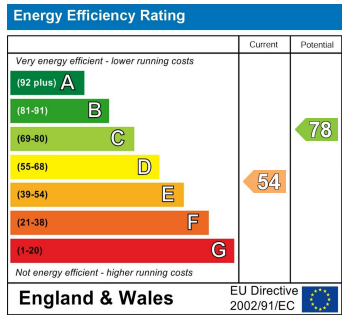
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Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 204.4 sq m / 2144 sq ft





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. (ID1304081)

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