



Woodbury Drive, South Sutton, Surrey
Offers In Excess Of £1,150,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – A handsome family house found in a quiet side road within a short walk of the Harris Academy, Seaton House and Marsden specialist centre. With show stopping gardens and neutral décor with character, the house should be viewed by all serious buyers.

The Property

Alluring kerb appeal is key and will always be a major keynote for any happy home ownership. This house is just naturally good looking and with show standard gardens both front and back. Current accommodation comprises of four double bedrooms, bathroom with two separate lavatories, two reception rooms, eat in kitchen and spacious entrance hall. There is clear potential within the first floor eaves to create extra rooms or facilities and the rear ground floor creates additional extension potential should you so wish. The décor is fresh, light and homely. The integral garage has access internally and externally.

Outside Space

It wouldn't be an exaggeration to describe the gardens as some of the best seen. The depth and quantity of texture, colour and variety on show are exceptional and oasis is an over used term but... .

The rear garden faces west and ensures summer sun, measuring circa 87ft in length. The front driveway and gardens are spacious and relaxed elegance.

The Local Area

Popular with families and very settled the vicinity is South Sutton or SM2 and its between the Harris academy and Barrow Hedges Schools. The area is excellent for families and includes tennis clubs, golf courses, horse trails, and many more clubs. Importantly the area feels safe for your family to walk around and be within at all times. Sutton sits between Croydon and Kingston and enjoys the rich tapestry of Greater London and Surrey living.

Why You Should View

The excellent schools, sedate suburban family living and

affluent neighbourhood set the scene and its just a nice house and area in which to live and raise your family.

Vendor Thoughts

"Its been a really difficult decision to move and one we have pondered over for some time, but the time is right for a new family to fully use the space"

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

Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Cira 44 Mins).

Buses -

80 - Belmont Via Sutton to Morden Tube.
164 - Sutton to Wimbledon
280 - St Georges Tooting to Belmont Via Sutton
N44 - Trafalgar Sq to Sutton
S1 - Banstead to Mitcham via St Helier Hospital
S3 - Belmont to New Malden Via Sutton

Features

Four Bedrooms - Two Reception Rooms - Spacious Entrance hall - Integral Garage - Stunning Gardens - Spacious Kitchen - Ground Floor Lavatory - Period Features Such As Parquet Flooring

Benefits

Walk to Harris - Walk To Bus Routes - Walk To Seaton House - Walk To Barrow Hedges - Walk to Royal Marsden - Potential To Extend - Between Sutton, Belmont and Carshalton Beeches with Highstreets to Match - Walk To Downland

EPC AND COUNCIL TAX D 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

Approximate Gross Internal Area = 173.2 sq m / 1864 sq ft

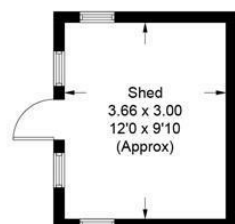
Shed = 10.9 sq m / 117 sq ft

Total = 184.1 sq m / 1981 sq ft

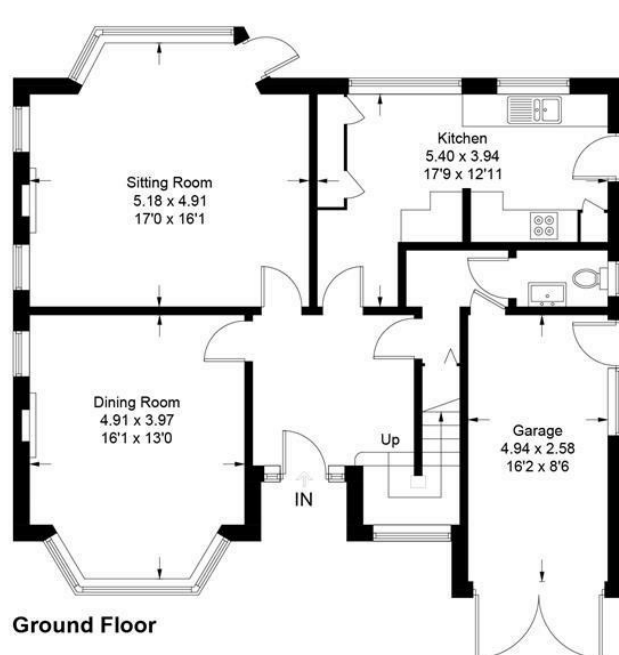
(Excluding Eaves Store)



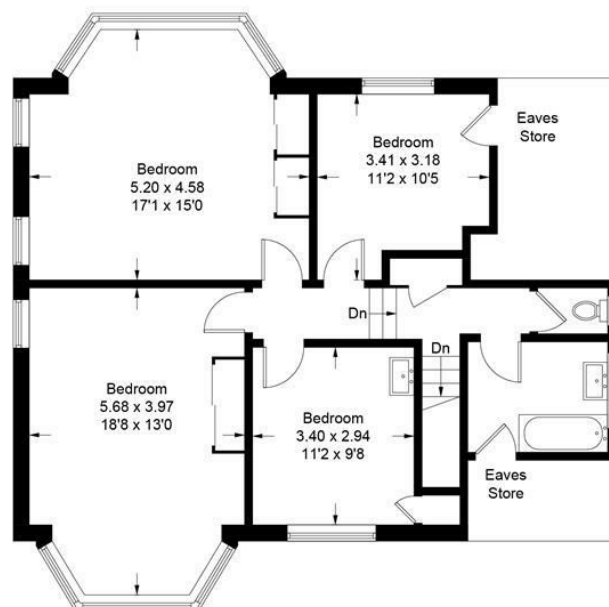
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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. (ID1223587)

www.bagshawandhardy.com © 2025

**WILLIAMS
HARLOW**