Downs Side, South Cheam,

Offers In Excess Of £2,150,000 - Freehold

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WILLIAMS HARLOW

Williams Harlow Cheam - Exquisite executive abode offering a premier South Cheam Road, luxury fittings and over 5200 sq ft of accommodation alone. With its own self contained annex, excellent for family, guests or the au pair, the house is ready to service all your family needs across a generation to come. A top notch property which scratches your aspirational property itch.

The Property

Superb in every way. Planned and executed in style this house is timelessly elegant, luxurious and rewarding. From the kerb to the rear boundary the property shines, yes there maybe elements you wish to change for your own taste but with good bones and further potential should you so wish, there is a probable chance the changes will be superficial and decorative. Accommodation within the main body of house includes six bedrooms, three bathrooms, three reception rooms, cavernous kitchen family room with separate utility room. Accommodation within the annex includes bedroom, lounge, shower room, kitchen. The house is spacious with function and practicality within its essence.

Outdoor Space

Plot = .49 of an acre, front width 81 ft, 124 ft rear width, rear length 108 ft. A wide carriage driveway which is set handsomely behind the capped dwarf brick wall and front garden delivers you to the front door to the main house and the entrance door to the annex. The rear garden is perfectly proportioned and offers a sweeping stone patio around the property and steps down onto the large lawn.

The Local Area

Cheam Village is superb and if you haven't visited, you must. Unlike many other Surrey towns, Cheam offers excellent Zone 5, oyster card and freedom pass compatible commuting links, A thriving high street with plentiful independent shops and crafts as well as the national chains, excellent schooling and vast 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 very short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street and people watching or catching up with friends. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. 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, it's great for equestrian pursuits.

Why You Should View

A road which is held in the highest regard, a property which is suitably matched to that description. Relaxed, rewarding executive living within short distances of Central London, Gatwick and Heathrow airports, multiple golf courses and excellent private and state schools.

Vendor Thoughts

"We have lived here for many years and our property requirements have changed over that time, we now wish to downsize. We undertook the last renovation and relished the project, thoroughly investing in the detail and without any cost spared"

Features

One Bedroom Annex - Six Bedrooms in Main House - Four Bathrooms - Carriage Driveway - Large Kitchen Family Room - Four Reception Rooms - 5279 Sq Ft - .49 Plot - Garage - Private Rear Garden - Three Floors -

Benefits

- No Onward Chain - Sought After Road - South Cheam - Short Drives to Gatwick and Heathrow - Short Drives to M25 AND A3 - Multiple Golf Courses In Area - Trains Into Central London Under 33 Mins - Towns within driving distance Include Kingston, Guildford, Wimbledon, Cobham - Cheam Village with Train, Shops and Restaurants

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 – 18
Sutton Grammar- 11-19

Council Tax and EPC

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Why Williams Harlow

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= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 490.4 sq m / 5279 sq ft
Garage = 21.9 sq m / 236 sq ft
Total = 512.3 sq m / 5515 sq ft

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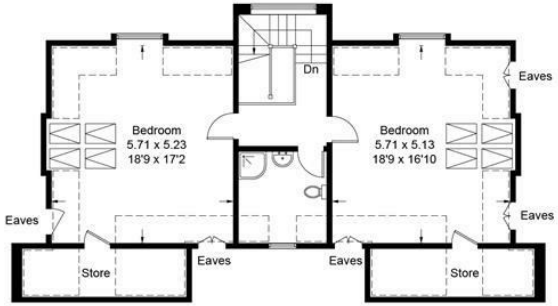
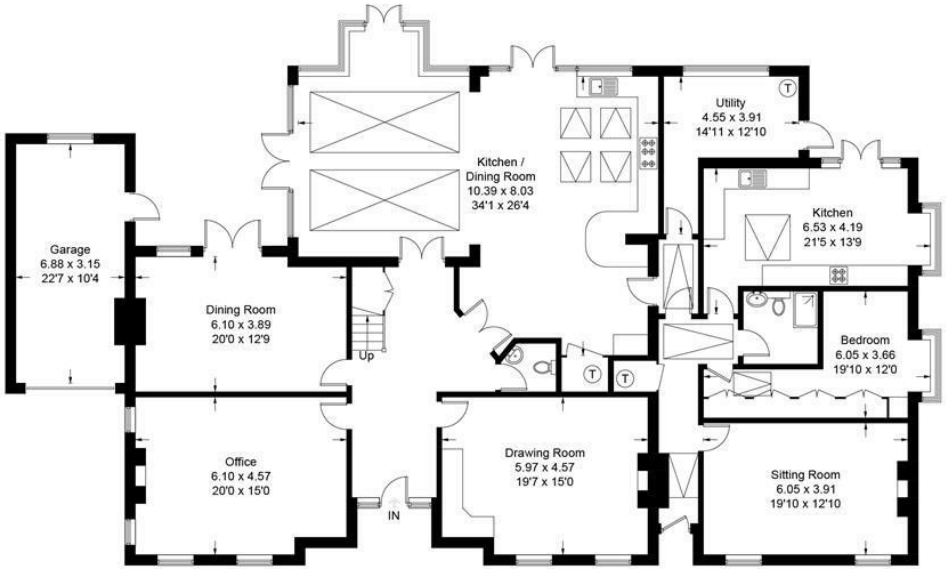
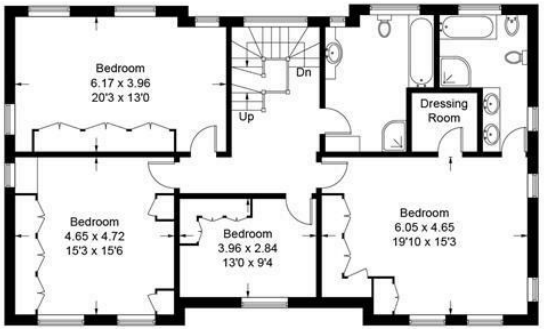


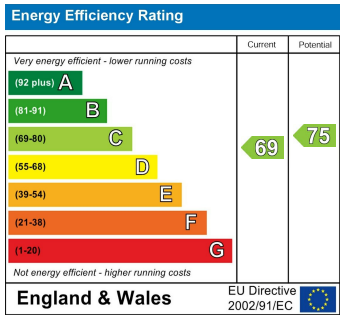
Second Floor



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. (ID1239676)

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