



Holland Avenue, Cheam,
Offers In Excess Of £1,250,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam - One of the most stunning period houses within Cheam and beyond. This large detached house will be admired for its private setting and existing original character. With four double bedrooms, three bathrooms and four elegant reception rooms this is a must view.

The Property

Internally, the house is simply one of the most impressive period properties seen by the writer. The spacious hallway and landing are statement pieces; both elegant and practically spacious with beautiful stripped pine floorboards, an ornate turning staircase and hand painted stone effect walls. Leading further on, the reception rooms are elegantly proportioned with the character features and views across the gardens acting as the stars of each room. Marble fireplaces, exquisite corning and floorboards are used sympathetically to great effect. The large kitchen dining room delivers as any modern family would require and is a place to gather, entertain and enjoy each others company. The four bedrooms are doubles and favourably have three supporting bath/shower rooms; perfect for any busy family

Outdoor Space

Set behind high hedging and gated driveway, the house is hidden from the tree lined avenue upon which it sits. The building sits back within the 0.23 acre plot which creates a usable holistic selection of gardens that surround the house and aren't over looking. The secluded drive leads to the double garage.

The Area

Locally, the area offers plenty for professionals, couples and families. Commuting is easy from the surrounding train stations at Cheam, Belmont and Sutton. Shopping facilities can be found in the nearby town centres or further afield at Sutton, Epsom or Kingston-upon-Thames which can be accessed by car or the various bus routes nearby. Leisure facilities include tennis clubs, parks and fitness centres whilst schools in the London Borough of Sutton are sought after including Avenue primary (which is rated as outstanding), the Harris Academy and

grammar schools at Nonsuch, Sutton Grammar and Wilsons. The M25 can be reached directly from the nearby A217 and offers the traveller easy access to Gatwick, Heathrow and the South Coast. Holland Avenue is a popular tree lined road close to Avenue Primary school and Belmont Village with its train station linking London Victoria.

Vendor Thoughts

"Moving south was a big deal for us as a family and it was work opportunities that helped us frame our search locations. As a family we have loved living here, the kids enjoy school, access to work is quick and easy with excellent local roads and rail and the local area provides a sense of security that we love. We simply wish to move back toward our elderly parents in the Mid-lands that drives our desire to sell"

Why You Should View

If you seek a family home in a sought after road, close to excellent schools for all ages, parks and shops then the area is a great start. However what really sets this apart is what's on offer when you journey through the entrance gate and explore the gardens and property.

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 **OUTSTANDING**
Nonsuch Girls - Grammar - 11 - 19
Harris- Mixed State - 11 - 18

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

Features

Four Bedrooms - Four Reception Rooms To Include Conservatory - Three Bathroom - Detached - Gated Entrance - Double Garage - Kitchen Dining Room - Superb Hallway and Landing - 0.23 Plot - Utility Room - Ground Floor Lavatory - Covered Patio - Outside Lavatory - Pantry - Private Garden

Benefits

No Onward Chain - Close to Harris and Avenue Road Schools - Close to Overton Park - Close to Belmont Highstreet and Trains - Local Bus Route -

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.



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.

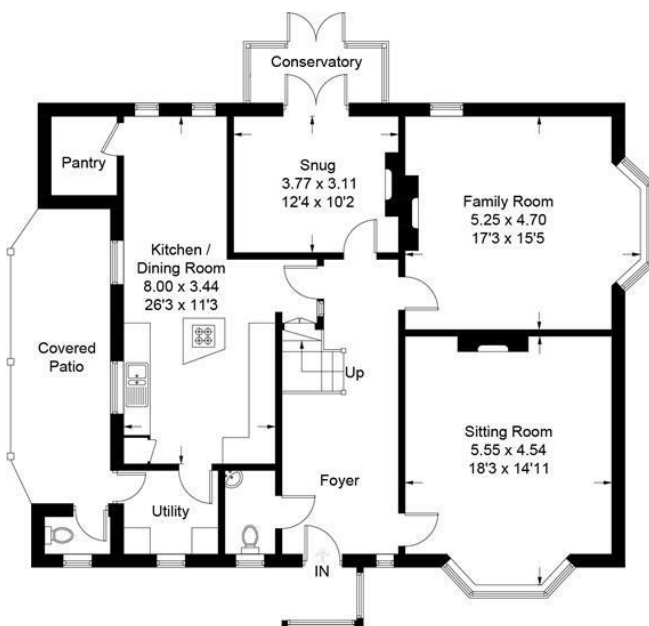
cheam@williamsharlow.co.uk

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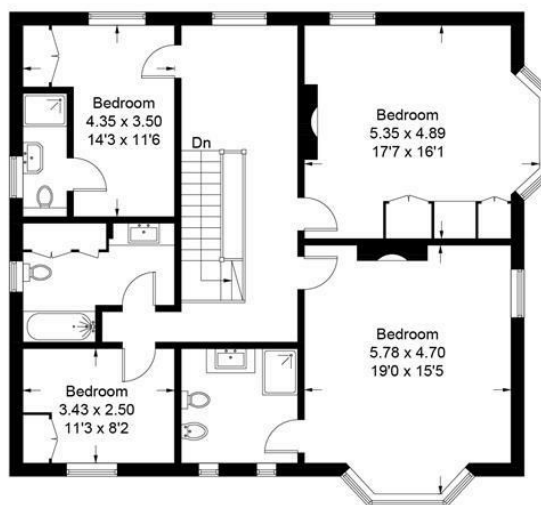
Approximate Gross Internal Area = 234.6 sq m / 2525 sq ft
 Garage / External WC = 36.3 sq m / 391 sq ft
 Total = 270.9 sq m / 2916 sq ft
 (Including Void)



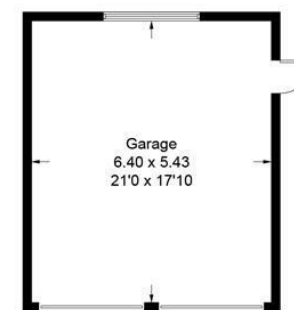
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1247364)

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