



Golf Side, South Cheam,
Offers In Excess Of £2,500,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam - Located within the road that is admired and eminent for buyers who seek the very best; Golf Side is as good as it gets within South Cheam. As the name suggests, one side of the gated road offers a West facing rear garden with spectacular views over a members only Golf Course. From front facing carriage driveway to the beautifully manicured rear gardens, multiple reception rooms to the modern family kitchen dining room, the house is impressive from first to last. This house is one which places your aspirational marker in the ground and includes further potential should you seek it. View now with Williams Harlow.

The Property

A spacious house with a handsome classic exterior and a modern interior. The layout feels uncomplicated but highly practical. The extra large kitchen family room plays a major role and acts as a conduit for families to gather through the day. When you require additional formal or informal, work or play, there are other multiple supporting reception rooms or study's on offer. Also those with a keen eye will notice that the layout affords the possibility to easily convert the right hand side and garage for an annexe type arrangement without too much work or hassle. The same could be said for the loft which is at this time storage but could easily be converted for a whole new level. The first floor has five double bedrooms, three bathrooms and a separate lavatory and a dressing room to the master suite. 4280 sq ft in total with potential for more if required.

Outside Space

Measurements include: 135 ft x 81 ft South Westerly facing rear garden, 0.43 of an acre plot, 50 x 81ft frontage. A very pretty rear garden with a rolling lawn, a timber outhouse and ranch style fencing to maximise the views over the golf course. Additional features include a large patio, irrigation system in garden and mature planting. The high hedging and borders ensure privacy and vistas.

The Local Area

Whilst South Cheam is superb in its self, Golf Side is a step up

again. With a picturesque approach, moments of a livery yard, the road is accessed via scene setting gates and it's clear the road hosts premier home owners. Cheam is tried and tested for upper class suburban living. Offering the ease of quick central London access with the feel of the Surrey banker belt. Your family is well served for schools, sports, transport, road and rail networks, relative short drives from Gatwick and Heathrow. What you cannot find in Cheam/Epsom/Sutton you can journey onward to Kingston or Guildford.

Why You Buy

Golf Side has always allowed the select few to enjoy the exclusivity and security of the setting. A generational purchase which will allow your family to flourish whilst offering a daily reward for the hard work you invested to get you there.

Vendor Thoughts

"We knew as soon as we came in, the views from house and garden sold it to us immediately and acted straight away. The house has provided everything we thought it would and more, now onto the next chapter as we seek to downsize in the area"

Features

Five Bedrooms - Three Bathrooms - Detached - Garage - Study - 0.42 Acre - West Facing Garden - Kitchen Family Room - Separate Utility Room - Private Road

Benefits

Potential To Convert Or Build - Over Looking Golf Course - Close to Schools and Transport - Lots Of Parking - Gated Road - Walk To Golf Course - Walk To Village High Street - Close to A3, A217, M25 - Drive To Gatwick/Heathrow - Planning Potential To Extend

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 3 mins. Bus Routes from Cheam Village - S2- Epsom Clock Tower to St Helier Station via Northey Avenue

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
St Dunstons- State- 3-11
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 - 18

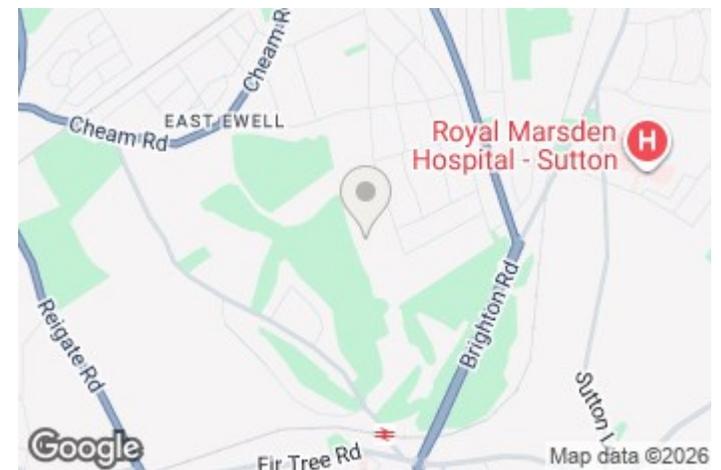
Council Tax and EPC

H and C

Private Road cost circa £500

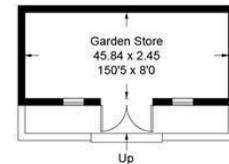
Why Williams Harlow

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.

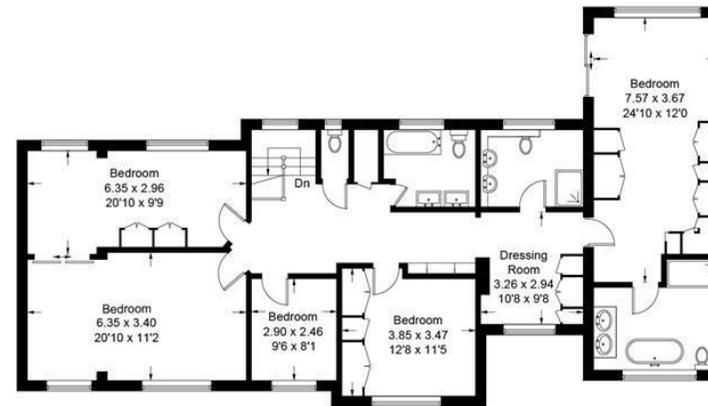
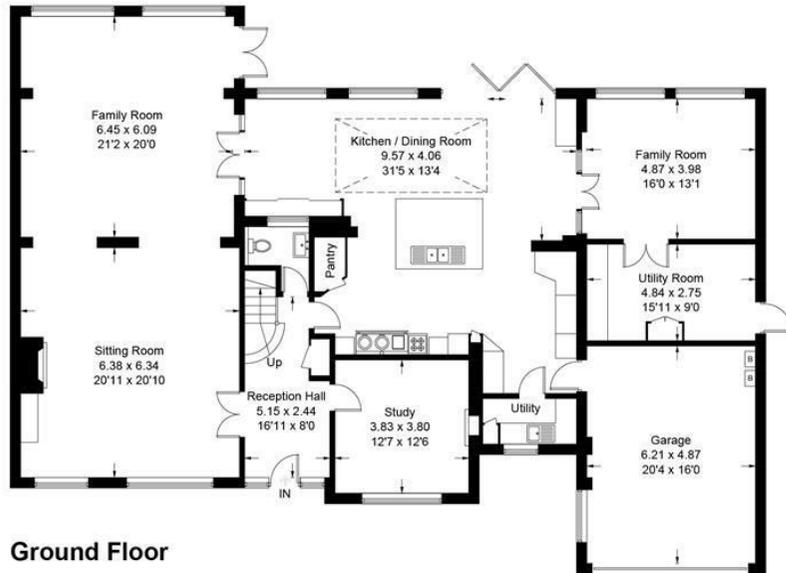


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Approximate Gross Internal Area = 400.1 sq m / 4307 sq ft
(Including Garage)
Garden Store = 14.3 sq m / 154 sq ft
Total = 414.4 sq m / 4461 sq ft



(Not Shown in Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

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. (ID1283404)

