



The Drive, South Cheam,
Offers In Excess Of £3,250,000 - Freehold



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**WILLIAMS
HARLOW**











Williams Harlow Cheam – Approaching the very summit of Cheam’s finest; this spectacular house exudes confidence, fun and luxury. Located upon a private road in South Cheam and surrounded by similar sized property and plots, an exclusive setting for an exclusive house; a hide away for any security and privacy conscious owner.

The Property

Over 6251 sq ft of accommodation with an additional car barn adding an additional 313 sq ft. The property has been completely reimaged, extended and considered in the vendors ownership. Embarking upon the tour, you will notice: luxury fittings, the house dynamically mirroring vibrant family life, a balanced layout to support essential family everyday needs. An excellent example of the last point, the two study’s on either side of the ground floor entrance hall which act flexibly for home working or home study without compromise. Journeying further, there are formal dining rooms, kickback lounges, a bespoke kitchen family room, games room which doubles as a party space (party or wind down together the next day). Very much something for everyone which vibes with the time of day and your mood whatever that maybe. The upper floors, accessed by the curling statement staircase, include six bedrooms, six bathrooms, dressing room and walk in wardrobe. The master suite includes an en-suite, dressing room and walk in wardrobe. The integrated double garage is being used as a gym.

Outdoor Space

Mostly hidden from the road and entry via the gates, to include CCTV and entry phone system, allowing access to the large driveway. The car barn is immediately accessible as are the garages if needed. The square rear garden is private and engaging. The large patio is the perfect interlocker between the lush garden and the accessible interior. An exciting space and its easy to picture long lazy afternoons with guests. The plot measures circa 0.5 of an acre.

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 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.

Vendor Thoughts

“This house has always been full of fun, laughter and celebration over the years. Its acted as the hub for the extended family and friends”

Why You Should View

Mixing with peers from Kingswood, Esher and parts of Wimbledon, this house has to compete and it more than holds its own. Cheam has always been undervalued when compared to these alternatives, however the educated choice will always win over. A must view to see beyond and experience the aura.

Features

CCTV - Balcony - Hot Tub - Unvented Water System - AC In Certain Rooms - Under Floor Heating - Kitchen Appliances To Include Sub Zero and Quooker - DJ Booth and Bar to Games Room - Most Of The Ground Floor Back Opens Up Onto Garden - Sonos Entertain System - Bespoke Cabinetry Through Out - Gated Entry - Car Barn - Stunning Entrance Hall - Marazzi Kitchen -

Benefits

Walk To Two Golf Courses - Walk To Outstanding Schools - Private Road - Under 20 Mins Walk To Cheam Village - South Cheam - Affluent Area - Community - Security - Privacy - No Onward Chain

Local Schools

Avenue - State - 3 - 11 OUTSTANDING

Homefield Boys’ prep - 3 - 14

Seaton House – Girls’ prep Number 2 in the Sunday Times Parent

Power Top 100 Prep Schools List.

Cuddington Croft - State - 3 - 11

Sutton Grammar – 11 -19

Sutton High - Fee Paying - Ages 3 - 18

Nonsuch Girls - Grammar - 11 – 19

Harris- Mixed State - 11 - 18

Cheam High - State - 11 - 19

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

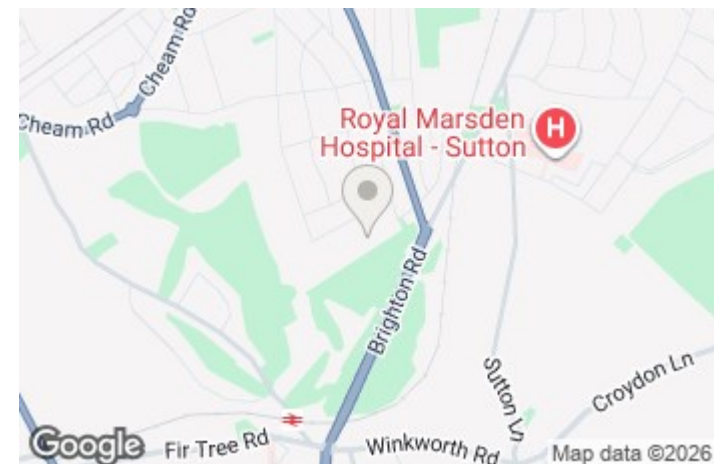
X26 - West Croydon to Heathrow Via Kingston

Council Tax and EPC

H and TBC

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.

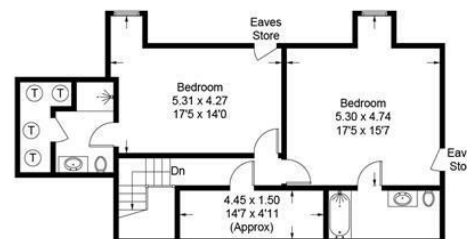
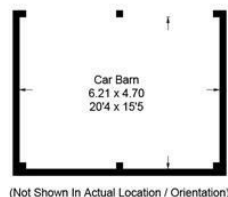
Approximate Gross Internal Area = 580.7 sq m / 6251 sq ft

Car Barn = 29.1 sq m / 313 sq ft

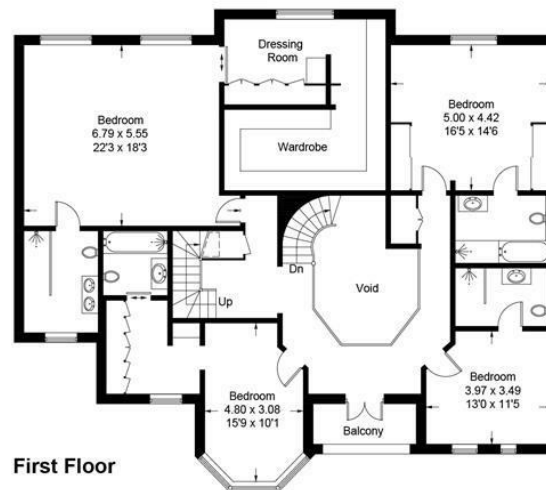
Total = 609.8 sq m / 6564 sq ft

(Including Garage / Excluding Void)

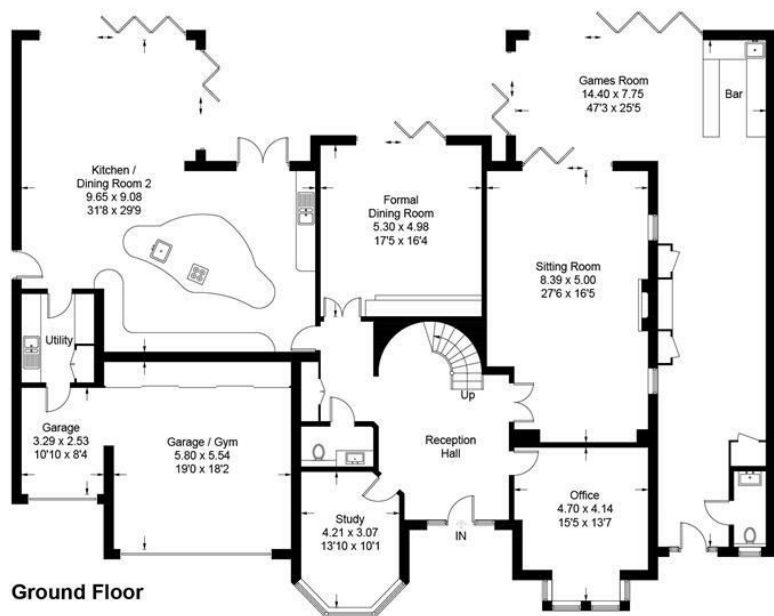
 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(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	

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. (ID1204361)

