



Onslow Avenue, South Cheam, Surrey
Offers In Excess Of £1,900,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – Prime real estate. A glorious detached house on a large plot found upon a prime South Cheam Road.

Outdoor Space

With security and privacy in mind, the gated entry between the historical Hare wall ensures a castle like character feature between the peaceful suburban road, consisting of similarly large detached houses, and the large driveway. Tumbled cobstones rippling out from a central point provide the driveway footings and lead you to the centralised entry porch. The rear garden is magnificent measuring some 246 ft long, the entire plot measures some 336ft long x 70ft and circa .47 of an acre, and has a diversity of landscaping, mature planting, lawns and outhouses. With something for everyone including the large Koi carp pond and patio it's one of the best gardens in the area.

The Property

Extremely high quality in finish, design and execution; this large detached house expertly packages high quality living with relaxed everyday life. Families will be drawn to and love the kitchen for starting and catching up through each day. It's spacious and relaxed with space to lounge and sit around the island. Surrounding rooms include the work from home study/office, the relaxed lounge, the formal dining room which currently doubles as a play room for the grandkids and the separate utility room. The property has an integral double garage with direct access into the house. The first floor is luxury personified with four double bedrooms each with their own facilities and some additionally including dressing rooms alongside the en-suite. Rich oak tones and craftsman finishes, air conditioning and stone fixtures characterise the property.

The Area

Cheam Village is superb and if you haven't visited, you must. Its very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and 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. 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 horse owners also.

Vendor Thoughts

"Living here has been amazing and really suited our family however without the immediate need for the excellent local schools we now have the ability to move away from the area for a new adventure"

Why You Should View

Lets face it any house is an important purchase and one which is vital to get right. If you could buy in a road which everyone wanted to live in, a house which would be admired by your family and friends which comes packaged with a superb garden and with heightened privacy and security why wouldn't you want to? Certainly one of the best.

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

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 – Two Dressing Rooms – Four Bathrooms – Ground Floor Lavatory – Double Garage – Spacious Kitchen Family Room – Study/Office – Out Houses to Include Work Shop – Gated Entry – Large Driveway – South Cheam – Sought After Road

Benefits

Walk to Two Golf Courses – Walk to Two Train Stations – Walk To Bus Routes – Walk to Avenue Road School – Walk to Nonsuch School – Walk to Nonsuch Park – Walk To Cheam Village – Close to A217 – Reasonable Drive to Gatwick and Heathrow Airports

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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.

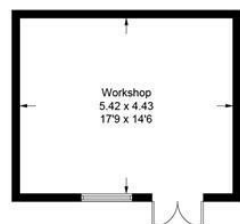


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

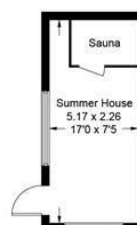
Approximate Gross Internal Area = 301.0 sq m / 3240 sq ft
Outbuildings = 45.9 sq m / 494 sq ft
Total = 346.9 sq m / 3734 sq ft
(Including Garage)



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	



(Not Shown In Actual Location / Orientation)



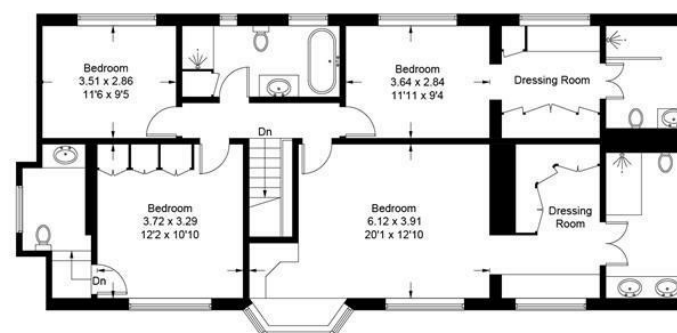
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(Not Shown In Actual Location / Orientation)



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. (ID1224856)

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