Nonsuch Walk, Cheam,

Offers In Excess Of £1,200,000 - Freehold

4 2 3

WILLIAMS HARLOW

DOOR

BISTROT
AMIS
Tia Nana
Grand Maman
JAMIE OLIVER
SOUS-VIDE
COOKBOOK

NO PLACE LIKE HOME
THE LOVE OF Family IS LIFE'S GREATEST BLESSING
Babysitting Service
Mum
BUTTER

Williams Harlow Cheam- Occupying a generous corner plot in the highly desirable Nonsuch Walk, this charming detached residence is a home of genuine character and warmth. Originally purchased by the current owners as the original show home some 40 years ago, it has been lovingly maintained and enjoyed ever since. Rich in personality and offering a wonderful sense of individuality throughout, the property combines spacious family living with beautifully established gardens that wrap around the plot, creating an attractive and private setting. A rare opportunity to acquire a home that has been cherished for decades and remains every bit as special today.

The Property

Extremely handsome and beautifully proportioned, this substantial detached home immediately captures the eye on approach. Set behind mature shrubs and established planting, it offers an attractive sense of privacy and kerb appeal.

As you step through the front door, the home begins to reveal its charm. To the right, the former garage has been thoughtfully converted into an elegant dining room, filled with natural light and creating a wonderful space for entertaining. Continuing through the property, you are welcomed into a tastefully presented formal sitting room, where the neutral décor provides a calm and inviting atmosphere.

Further along, the impressive drawing room retains many of its original character features, including an open fireplace that creates a warm focal point. From here, you move seamlessly into the conservatory, an ideal spot for relaxing and enjoying sunny afternoons, with direct access to the garden beyond.

The journey continues into the charming kitchen, complete with wooden worktops throughout and access to the adjoining breakfast room. Together, these spaces create a wonderfully cosy feel, reminiscent of a traditional country cottage.

Descending a few steps, you reach another expertly converted section of the former garage. This versatile room offers excellent potential as a home office, hobby room, or additional bedroom, while a separate storage area has been retained for practicality.

The first floor is arranged around a central landing and offers generous accommodation throughout. There are four well-proportioned double bedrooms, complemented by a useful loft room that could serve as a dressing room, study, or additional storage space, with access to the eaves. The accommodation is completed by two bathrooms and a separate WC.

Outside Space

A front and rear garden which has taken a generation to craft; the front receives you in style whilst the rear a place of generous calm and riotous planting colour.

A large driveway behind a high hedge provides off street parking.

The rear garden measures just over 60 ft and gives you everything you need on hand, ensuring every part of the garden is usable.

The Local Area

Cheam Village is superb and if you haven't visited, you must. It's 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 short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 15 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.

Why You Should View

An exceptional house with kerb appeal, character and internal accommodation space. Close to Nonsuch and Glynn, Ewell East train station and Nonsuch Park, there is something for everyone and the whole family are catered for.

Features

Detached - Extra Character Features - Off Street Parking - Three Reception Rooms - Large Entrance Hall - Four Bedrooms - Lots Of Storage

Benefits

Close To East Ewell Station - Close To Nonsuch Park - Close To Glynn School- Close to Nonsuch Girls- Parking for mutliple cars

Local Schools

Cuddington Croft - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Sutton High – Girls Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Avenue - State - 3 - 11
Glyn - Boys State - 11 – 18
Ewell Castle - fee paying 3-18 years

Local Transport

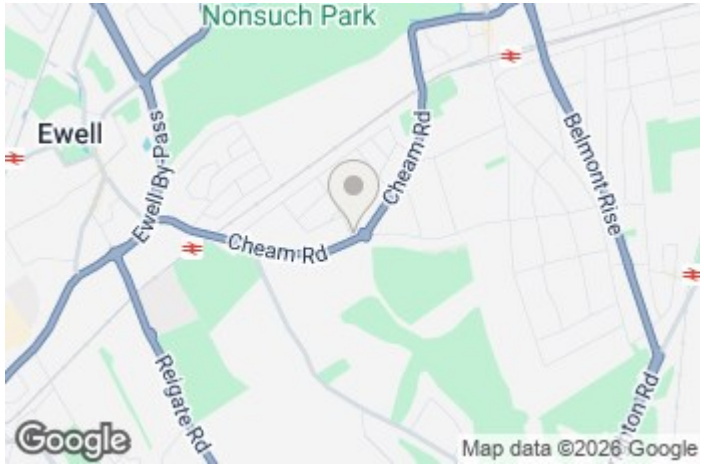
Ewell East Station – Same line as Cheam – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston
S2 - Epsom to St Helier

EPC And Council Tax

D And G

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.



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Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 226.2 sq m / 2435 sq ft
(Including Store)

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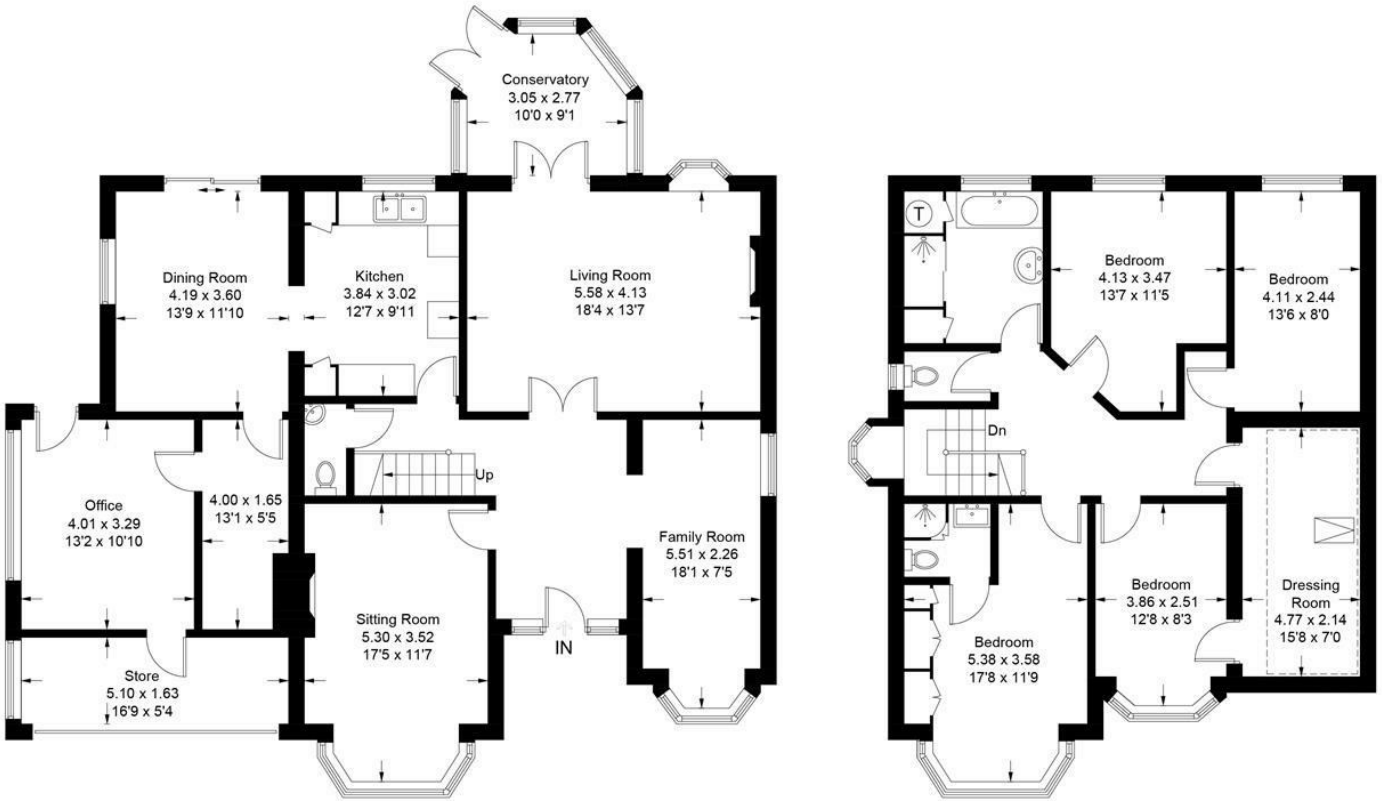
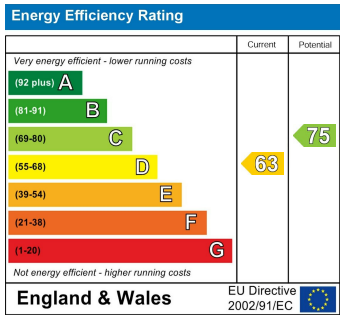


Ground Floor **First Floor**



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. (ID1311853)

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