



36 Pine Walk
Carshalton Beeches | Surrey | SM5 4HD

FINE & COUNTRY

36 PINE WALK



Seller Insight



A Real Family Home

We moved into 36 Pine Walk 17 years ago (having previously lived around the corner in Fairway), when our children were aged ten, nine and seven..

We were initially attracted by the wide, tree-lined thoroughfare, the open front aspect of the property and the large, secluded and frankly spectacular garden, believing (rightly as it has turned out) that we had alighted upon a perfect location in which to raise our family.

When the double doors from the lounge are open on to the garden, one feels genuinely part of the Surrey countryside in which Carshalton Beeches has been etched. Over the years, we have hosted a variety of public and private celebrations on the premises - including barbecues, birthday parties, anniversary get-togethers, charity events and even a couple of performances by the local choir. Indeed, there is enough room for a full-sized marquee or a hatful of gazebos.

We have come to value a number of the local amenities – including an excellent family-run butcher and baker, the tennis club (and its bar), which is less than ten minutes' walk away, and the 18-hole golf course – as well as the ease of access to London, from either Sutton or Carshalton Beeches stations.

With the children having left or about to leave, the time has come for us, not a little regretfully, to seek alternative accommodation – although we shall be remaining within the area we love, and where we have come to feel entirely at home.

*Joseph and Jane McDavid **

A family home which exudes space, light, functionality and exceptional living standards. The premier location, 160ft rear garden and lots of off street parking will prominently attract most buyers, however, it is the addition of the relaxed homely aura of the house which is just as inviting and enjoyable. This house should feature as a must view for all.

Pine Walk is a delectable road; large houses on large plots with a central dividing strip of mature Pine Trees. It is considered the premier road in the highly favoured Carshalton Beeches area and residents tend to be long term and only move for onward lifestyle choices. Set between a golf course, bridle paths and similarly affluent residential roads it is highly impressive. If you have not been to the road, the writer would strongly recommend a visit.

Once found, this house has ample off street parking for medium to large families. The attractive lawn and shrub borders draw the eye and soften the edges. The house has side access and an integral garage.

The internal accommodation has a natural flow which has spacious usable rooms where families can congregate or divide as required. The large lounge leading into the family room will act as a hub. The surrounding reception rooms include the snug/games room and dining room. The spacious kitchen leads onto the breakfast room and takes in the glorious views over the garden.

The upper floors consist of four bedrooms and two bathrooms (although the master suite takes up two original bedrooms and could, if required, be reconverted into five bedrooms). Included in the indulgent master suite is a large bedroom, en-suite and dressing area. The décor throughout is impressive and modern.

Externally, the large rear garden measures circa 160ft in length and circa 61ft in width. The entire plot measures 0.31 of an acre. The garden is superb; large and a place for all the family to enjoy. Its maturity is impressive and scenic. The large patio directly off the house offers immediate entertaining space whilst the reaching lawn allows for the family football game or huge trampoline and the summer house for teenage hideaways.

Carshalton Beeches is a leafy green area on the Greater London Surrey border. With excellent schools, links into central London and nearby family friendly activities its very popular but also generally not known outside of its self. This helps retain the distinct feel of the area and its settled nature. Road, rail and airports are all easily reached and serve central London and the South Coast.

Fine & Country highly recommend your interest and an internal viewing is a must to fully appreciate this delightful family home.

- Four Bedrooms (Potential for Five)
- 160ft Rear Garden
- Abundant Reception Space
- Lots of Off Street Parking
- Garage
- Easy Train Access into London
- Premier Location
- Seaton House and Barrow Hedges Schools
- EPC EER Rating D



























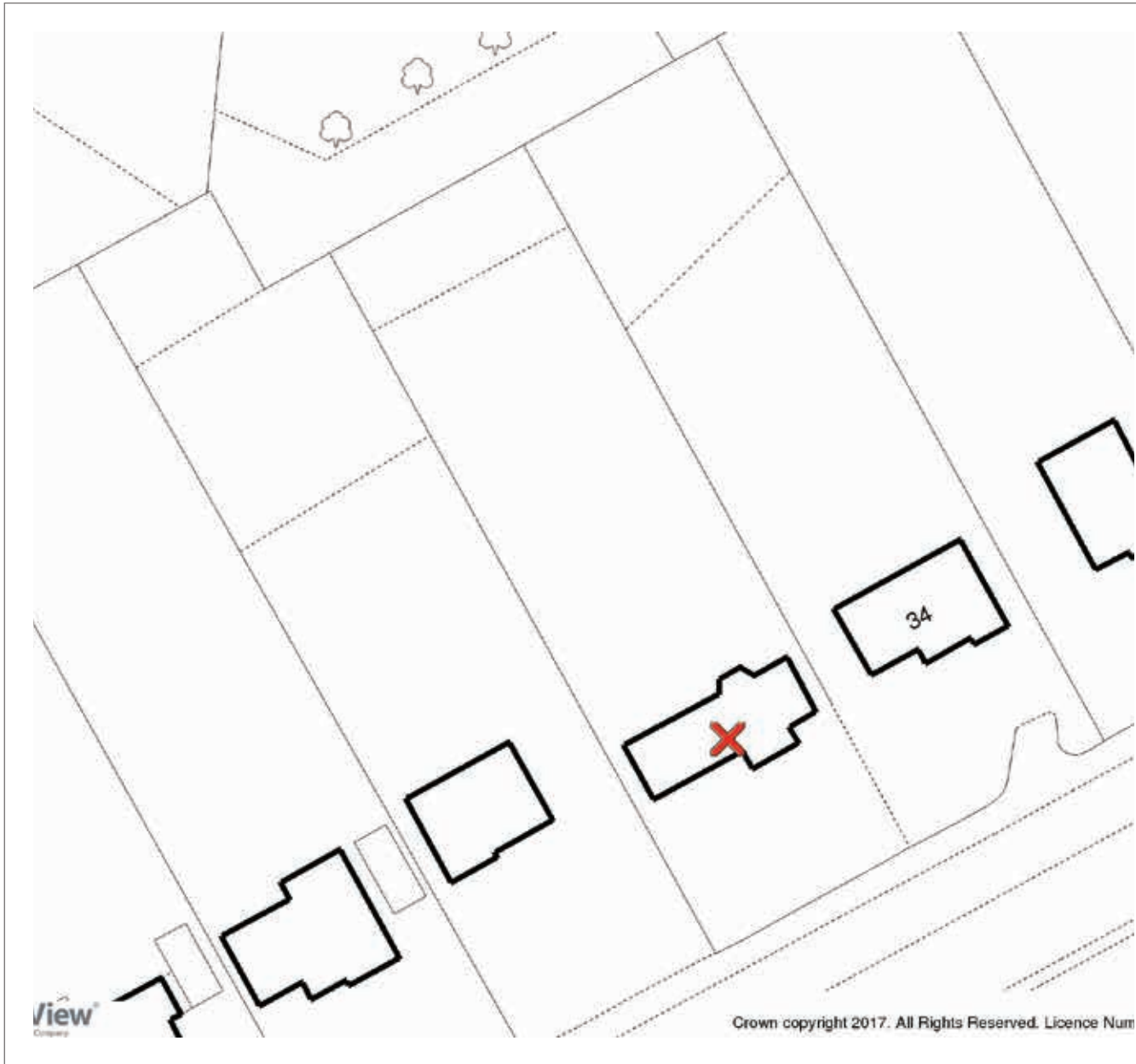




The Ponds at Carshalton Village

LOCATION

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Approximate Gross Internal Area = 216.9 sq m / 2335 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 230 sq m / 2476 sq ft



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. (ID363875)
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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