



123 Cheam Road
Landseer Conservation Area | Sutton | Surrey | SM1 2BH

FINE & COUNTRY

123 CHEAM ROAD



- *Six Bedrooms*
- *Three Bath/Shower Rooms*
- *Total of 3340 Sq Ft*
- *Double Length Garage*
- *Accommodation over Three Floors*
- *Abundant Local Transport Options*
- *Southerly Facing Garden*
- *Period Features including Cellar*
- *Well Regarded Local Schools*
- *EPC F*

A stunning period house full of elegance and charm on a road set between Cheam and Sutton. This beautiful property provides space and character in abundance and with the benefit of a pretty garden and off street parking it is highly recommended.

For families seeking a mix of highly regarded schooling there is Homefield, Sutton Girls, Sutton Grammar, St Dunstons and Robin Hood Infants. Nearby transport facilities offer services into multiple London destinations including St Pancras, London Bridge and London Victoria plus local amenities including fitness centres and sports facilities; you will be hard pressed to find better.

From the front gate the scene is set and is full of wonder and charm. Base facts include a house and cellar combining to provide 2922 sq ft; six bedrooms, three floors of accommodation, three bathrooms, two

reception rooms, sun room and kitchen. The house feels large and this will undoubtedly be a draw for many. In addition, the house has an atmosphere of being ready for its next lease of life and the modernisation required to create this. The size allows for flexible use and guest convenience ease.

The southerly facing rear garden measures 109ft in length and has the added advantage of a detached garage accessed from Bridgefield Road.

A naturally evocative house which demands further investigation and is, in our opinion, far superior to many of its similarly priced peers. We should point out that the house does require some modernisation and is situated on a reasonably busy road, however the extensive double glazing to the front and the set-back position provide a positive. A must view.



























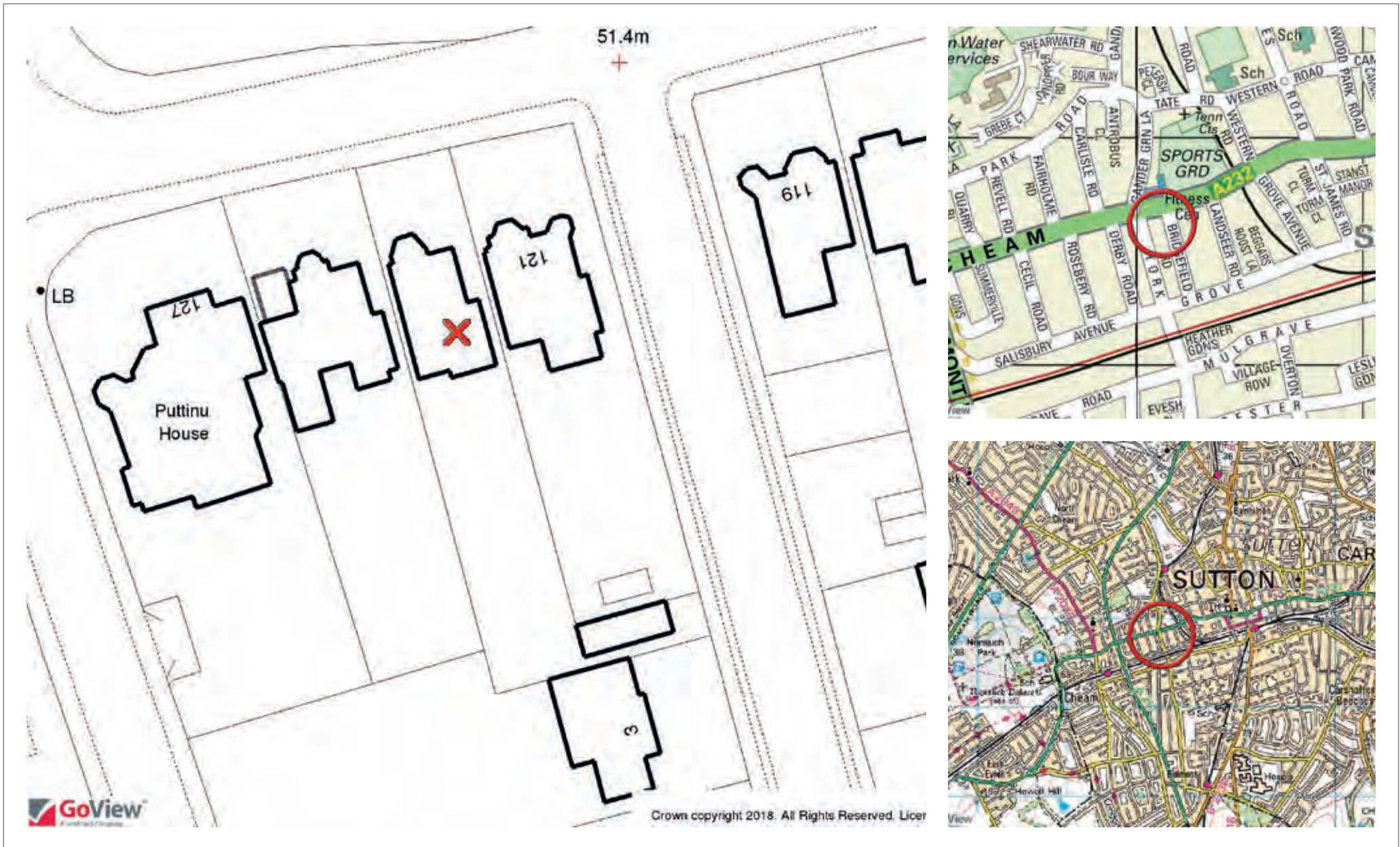




LOCATION

The Landseer Conservation Area is famed for its character and history. Considered the jewel in Sutton's architectural crown, the consistency of the surrounds brings the reassurance that any new owner will crave. Inter alia Cheam and Sutton, the exact location takes full advantage of both town's high streets and train stations.





Fine & Country is a trading name of GFEA Limited. Registered in England and Wales. Company Reg. No. 7223255.

Registered office address: 2nd Floor, Gateway 2 Holgate Park Drive, York, England, YO26 4GB

copyright © 2018 Fine & Country Ltd.

Approximate Gross Internal Area = 261.2 sq m / 2811 sq ft
 Cellar = 10.3 sq m / 111 sq ft
 Garage = 38.8 sq m / 418 sq ft
 Total = 310.3 sq m / 3340 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

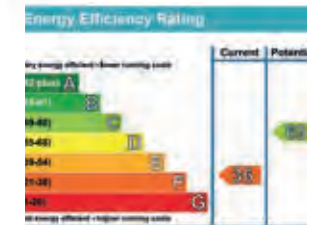
First Floor

Second Floor

(Not Shown in Actual Location / Orientation)

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. (ID427882)

www.bagshawandhardy.com © 2018



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 24.04.18



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

Fine & Country
Tel: +44 (0)20 8770 3377
cheam@fineandcountry.com
28 Ewell Road, Cheam Village, Surrey SM3 8BU

