

Kennedys'

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Montmead,
The Drive,
Sutton,
SM27DH

Montmead is an exceptional five-bedroom family home in South Cheam, offering luxurious, flexible living with expansive interiors, beautifully landscaped gardens, and outstanding commuter links—all within a vibrant village setting and close to top-performing schools.

OIEO
£3,250,000



5



5



4



5+



- Beautifully presented 5 bedroom home
- Impressive reception hall
- Vast open-plan kitchen / dining / family room

- Offering over 5000 sq feet of accommodation
- Located in highly sought after Cheam location
- Three double bedrooms each with an ensuite



PROPERTY DESCRIPTION

Upon arrival, the grandeur of Montmead is immediately apparent, with its striking façade, ample parking, and electric car charging facility. Stepping inside, a spacious entrance hall welcomes you, leading to a thoughtfully designed layout that balances both open-plan and private spaces. The stunning kitchen and breakfast room is the heart of the home, featuring a sleek central island with a Silestone worktop, integrated appliances including an induction hob, coffee machine, and warming drawers, plus dual fridge-freezers. Floor-to-ceiling sliding doors open onto the rear patio, seamlessly blending indoor and outdoor living.

For those who appreciate flexible living space, the property offers five reception rooms. The elegant sitting room and family room both enjoy rear garden views with direct access to the patio, while the formal dining room provides the perfect setting for hosting guests. A separate TV room offers a cosy retreat, and a dedicated study with built-in storage provides an ideal work-from-home environment.

The first floor hosts three beautifully appointed double bedrooms, each with its own en-suite bathroom. Two of these bedrooms also feature dedicated dressing areas, offering ample storage space and a boutique-style feel. The second floor comprises two further large bedrooms, serviced by a stylish family bathroom, making it an ideal space for teenagers, guests, or live-in staff.

Outside, the rear garden is a true sanctuary, designed for both relaxation and entertaining. A full-width patio creates an elegant outdoor dining space, leading onto a manicured lawn framed by designer trees and shrubs, providing both privacy and tranquillity.

Montmead is a home that offers the perfect blend of luxury, space, and practicality in one of South Cheam's most desirable locations. Whether you are entertaining guests, working from home, or simply enjoying time with family, this exceptional property is designed to meet the demands of modern living.









PROPERTY DESCRIPTION

Cheam is a highly sought-after location, offering a charming blend of village atmosphere and excellent connectivity. The property is ideally situated for commuters, with Cheam Station within walking distance, providing regular services into London Victoria and London Bridge in around 35-40 minutes. Sutton Station, just a short drive or bus ride away, offers additional connections, including Thameslink services to Blackfriars, Farringdon, and St Pancras. Road links are also excellent, with the A217 providing easy access to the M25 and beyond.



The village of Cheam boasts a delightful mix of High Street brands, independent boutiques, and a fantastic selection of restaurants, cafés, and pubs. Popular spots include The Harrow, a well-loved gastropub, and The Giggling Squid for delicious Thai cuisine. There's also a strong community feel, with regular events and a thriving local scene.

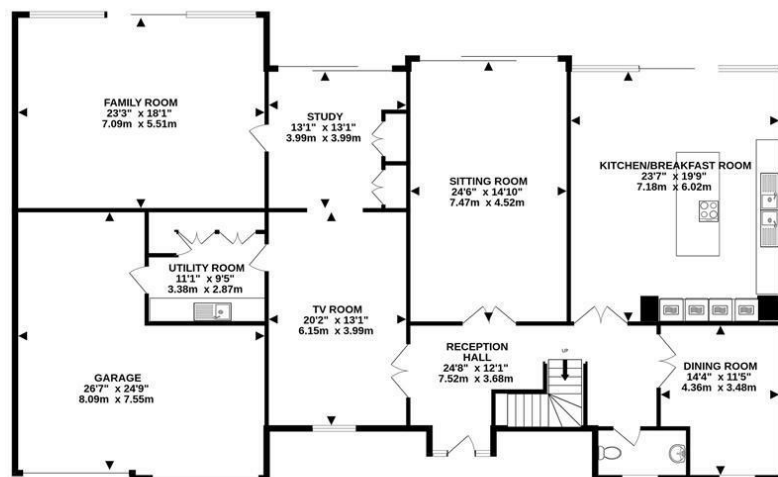
Families are well catered for, with an outstanding selection of schools in the area. St Dunstan's C of E Primary School and Cuddington Croft Primary School are both highly regarded options for younger children. For secondary education, the area benefits from some of the best schools in the country, including Nonsuch High School for Girls, Cheam High School, and Sutton Grammar School for Boys. Nearby, Wilson's School and Wallington County Grammar also offer excellent selective education opportunities.



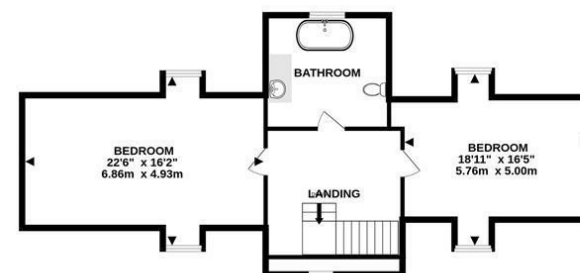
For leisure and outdoor activities, residents can enjoy Cheam Sports Club, which offers cricket, tennis, and squash facilities, as well as Nuffield Health Fitness & Wellbeing Gym. Nonsuch Park, a historic and expansive green space, is perfect for walks, cycling, and family outings. The park is also home to the remains of Henry VIII's Nonsuch Palace, adding a touch of history to the beautiful surroundings.

With its excellent transport links, fantastic schools, and vibrant village atmosphere, Cheam is an ideal place to call home for families and professionals alike.

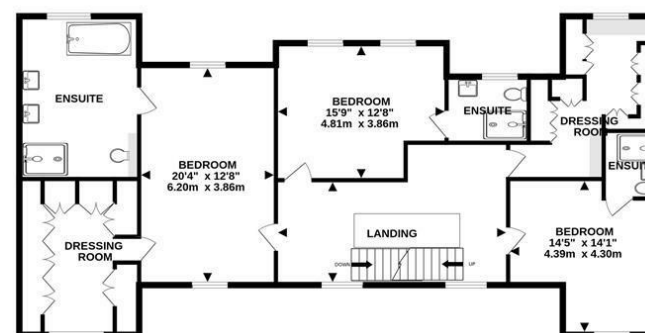
For more information, or to arrange a viewing, please don't hesitate to contact us on 01737 817718.



GROUND FLOOR



2ND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 5061sq.ft. (470.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	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

Montmead, The Drive, Cheam

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: C
COUNCIL: Sutton
TAX BAND: H

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