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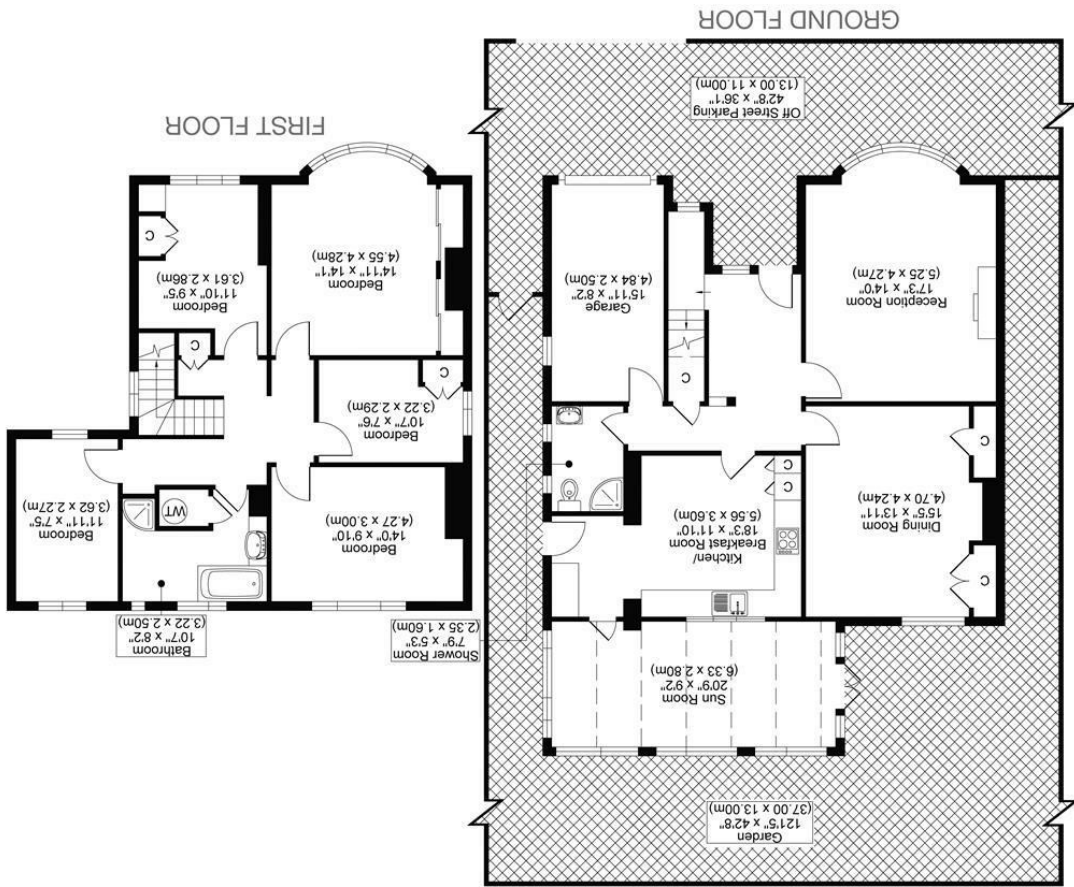
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



SOUTH DRIVE, SM2  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2026 SQ.FT (188 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1896 SQ.FT (176 SQ.M)



CHRISTIES





\*\*GUIDE PRICE £1,250,000-£1,350,000\*\*

SET ON THE PRESTIGIOUS SOUTH DRIVE, THIS DISTINGUISHED DETACHED RESIDENCE OFFERS A RARE OPPORTUNITY TO ACQUIRE A HOME OF BOTH ELEGANCE AND SCALE IN ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER LOCATIONS. DESIGNED FOR MODERN FAMILY LIVING, THE PROPERTY FEATURES FIVE FANTASTIC BEDROOMS—IDEAL FOR LARGER HOUSEHOLDS OR THOSE SEEKING SPACE FOR GUESTS, A PRIVATE STUDY, OR A BESPOKE DRESSING ROOM.

THE INTERIORS INCLUDE TWO INVITING RECEPTION ROOMS AND A STRIKING SUNROOM, ALL OVERLOOKING BEAUTIFULLY MAINTAINED GARDENS. THESE VERSATILE SPACES PROVIDE AN IDEAL SETTING FOR BOTH SOPHISTICATED ENTERTAINING AND RELAXED FAMILY LIVING, WHETHER HOSTING FORMAL DINNERS, INTIMATE GATHERINGS, OR ALFRESCO SUMMER EVENINGS. TWO IMMACULATELY APPOINTED BATHROOMS ENHANCE COMFORT AND CONVENIENCE THROUGHOUT THE HOME.

A KEY FEATURE IS THE PROPERTY'S OUTSTANDING POTENTIAL FOR EXTENSION (S.T.P.P), ALLOWING BUYERS TO CREATE A BESPOKE RESIDENCE TAILORED TO THEIR VISION WHILE RETAINING TIMELESS CHARM. THE HOME ALSO BENEFITS FROM A GENEROUS DRIVEWAY AND GARAGE, OFFERING PRACTICAL PARKING ALONGSIDE ITS IMPRESSIVE SETTING.

LOCATED IN THE HEART OF SOUTH CHEAM, RESIDENTS ENJOY A PRIME ADDRESS WITHIN EASY REACH OF EXCELLENT SCHOOLS, BOUTIQUE SHOPPING, FINE DINING,

- PRESTIGIOUS SOUTH CHEAM LOCATION, CLOSE TO AMENITIES
- FIVE SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS AND A SUNROOM WITH VIEWS OVER WELL-MAINTAINED GARDENS
- GENEROUS DRIVEWAY AND GARAGE PROVIDING PRACTICAL PARKING AND CONVENIENCE
- EPC RATING D
- COUNCIL TAX BAND G

