



  
HENLEY HOMES

Moorlands The Drive  
South Cheam | Surrey SM2 7DP |



Moorlands is a large prestigious much loved family home with just under 6,250 sq ft of living accommodation. Situated on South Cheam's premier road, The Drive. Moorlands sits in the middle of 0.66 of an acre has huge extension potential subject to planning with an impressive and a large carriage driveway to house a multitude of cars. Once the family home of the Late James Hunt. Moorlands not only has history but great character. This seven bed family home is spread over three floors. The overall accommodation provides a vast hallway leading to an extremely spacious sitting room, and formal dining room, home office and a light and bright kitchen/breakfast/family area with doors leading onto one of the patios. The ground floor also provides two downstairs cloakrooms, separate utility, and games room. The first floor has six / seven double bedrooms two with en-suites and a further family bathroom. The second floor is self-contained with its own bedroom, shower room, sitting room and roof terrace. The rear garden has a full width patio leading to a wonderful lawn with designers trees and shrubs.

**Entrance Hall 31' 10" x 11' 9" (9.70m x 3.58m)**

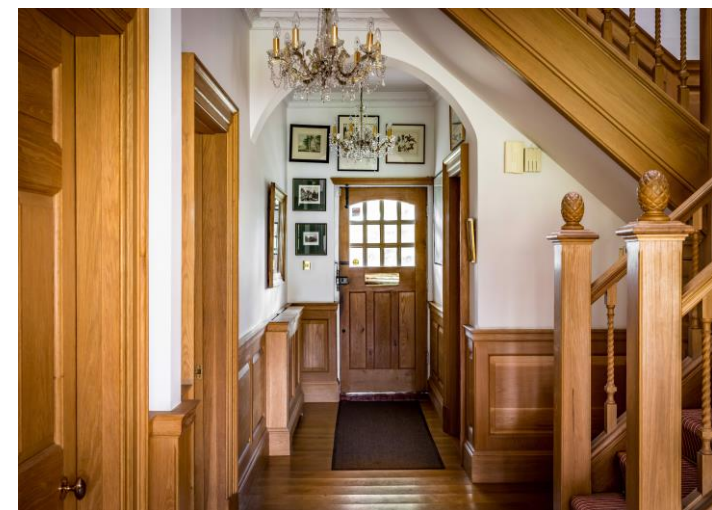
Solid wood strip flooring, doors leading into patio seating area, wooden staircase.

**Cloakroom 5' 2" x 4' 9" (1.57m x 1.45m)**

Side aspect, antico wood strip flooring, low level WC and wash hand basin.

**Cloakroom 2 6' 5" x 4' 3" (1.95m x 1.29m)**

Front aspect, tiled floor, original stain glass crittle windows, low level WC, wall mounted wash hand basin.





**Kitchen / Breakfast Area 24' 9" x 16' 3" (7.54m x 4.95m)**

Double aspect, granite worksurfaces, wood effect strip flooring, high and low level storage, integrated dishwasher, rangemaster double oven with gas hob and extractor hood, double butler sink, space for large American style fridge/freezer, central island with granite worksurface, doors leading onto patio.

**Utility Room 11' 10" x 8' 4" (3.60m x 2.54m)**

Front aspect, tiled flooring, sink, space for washing machine and tumble dryer, integrated fridge and wine cooler.



**Dining Room 22' 3" x 15' 9" (6.78m x 4.80m)**

Rear aspect, large bay window with window seating area, solid wood strip flooring, feature fireplace.

**Sitting Room 26' 4" x 15' 9" (8.02m x 4.80m)**

Front aspect, large bay window, amitco flooring.





**Library 21' 5" x 18' 5" (6.52m x 5.61m)**  
Double aspect, large bay window, feature fireplace, solid wood herringbone style flooring, built-in bookcases.



**Games Room 27' 1" x 23' 6" (8.25m x 7.16m)**

Double aspect, part wood panelled walls, feature fireplace, solid strip wood flooring, large bay window with seating area, the snooker table lowers into the ground.





**Bedroom 1** 22' 10" x 18' 4" (6.95m x 5.58m)  
Rear aspect, large bay window, fitted wardrobes and dressing area, solid wood strip flooring, ornate cornice.

**En-suite** 15' 1" x 11' 8" (4.59m x 3.55m)  
Rear aspect, free standing bath with floor mounted taps, low level WC, wood floor, tiled walls, jacuzzi corner shower, heated towel rail, double sink on vanity unit.





**Bedroom 2** 19' 4" x 14' 9" (5.89m x 4.49m)

Double aspect, large bay window, solid strip wood flooring, cornice, built in storage cupboard.

**Bedroom 3** 18' 5" x 15' 10" (5.61m x 4.82m)

Double aspect, solid strip wood flooring, cornice.

**Bedroom 5** 15' 10" x 12' 0" (4.82m x 3.65m)

Side aspect, built in storage cupboards.

**Bedroom 6** 13' 2" x 12' 0" (4.01m x 3.65m)

Front aspect, solid strip wood flooring, cornice.

**Bedroom 7/Dressing Room** 13' 1" x 12' 4" (3.98m x 3.76m)

Side aspect, wood strip flooring, cornice, storage cupboard.

**Family Bathroom** 11' 5" x 7' 4" (3.48m x 2.23m)

Front aspect, storage cupboard, low level WC, wash hand basin on pedestal, heated towel rail, tiled walls and floor, bath with hand held shower attachment.





**Bedroom 4** 14' 9" x 14' 1" (4.49m x 4.29m)  
Double aspect.

**En-suite** 11' 6" x 6' 5" (3.50m x 1.95m)  
Front aspect, tiled floor and walls, heated towel rail, low level WC, wash hand basin on vanity unit, walk in shower with hand held attachment.



**Guest Suite**

Approximate overall floor area 1,020 sq ft

**Bedroom** 15' 4" x 12' 5" (4.67m x 3.78m)

Double aspect, eaves storage.

**Sitting Area** 26' 9" x 15' 8" (8.15m x 4.77m)

Front aspect, eaves storage.

**Roof Terrace** 22' 9" x 12' 8" (6.93m x 3.86m)

**Shower Room** 12' 6" x 9' 0" (3.81m x 2.74m)

Rear aspect, wood effect flooring, shower with hand held attachment, wash hand basin on vanity unit, low level WC.





### **Basement**

Approximate floor area 222 sq ft. (housing boiler etc)

**Garage** 23' 4" x 20' 3" (7.11m x 6.17m)

**Rear Storage** 11' 9" x 6' 2" (3.58m x 1.88m)

Rear aspect.

**Shower Room** 7' 8" x 6' 2" (2.34m x 1.88m)

Rear aspect, wash hand basin, low level WC, shower cubicle.

**Front garden** 132' 4" x 76' 7" (40.30m x 23.32m)

Large carriage driveway.

**Rear Garden** 134' 3" x 91' 4" (40.89m x 27.82m)



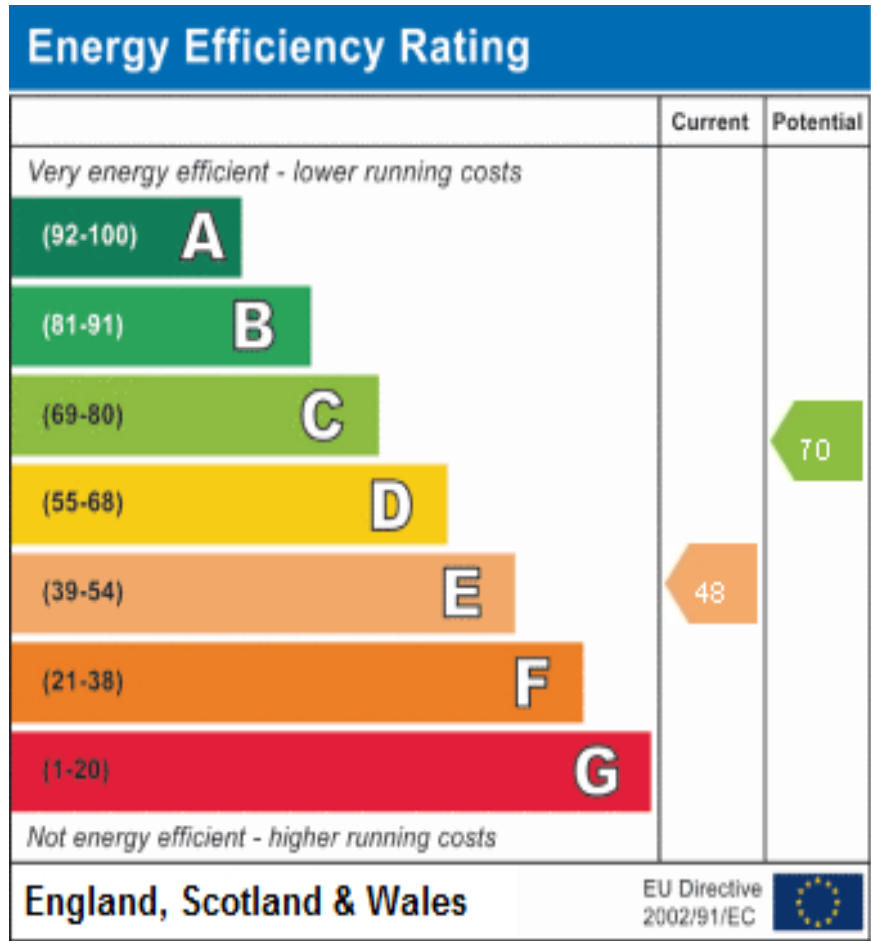




# The Drive SM2



**Approx. Gross Internal Floor Area 6248 sq. ft / 580.38 sq. m**  
**Approx. Gross Internal Garage Area 604 sq. ft / 56.11 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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