
HENLEY HOMES

24 The Dene South Cheam
Surrey | SM2 7EG |



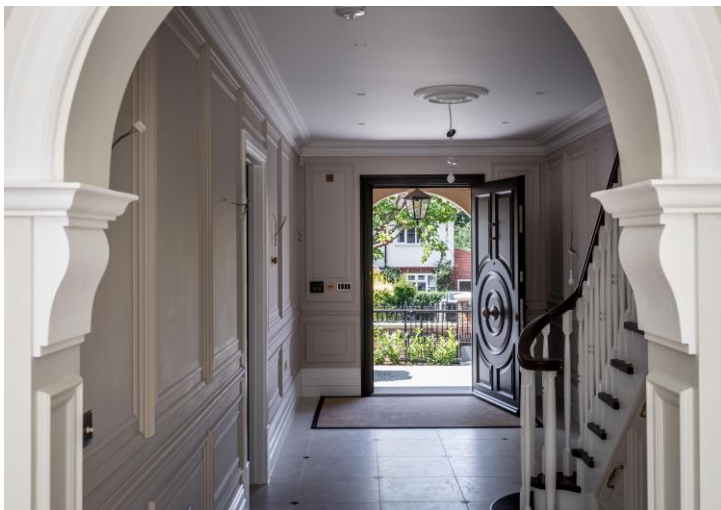
HENLEY HOMES ESTATE AGENT - Nestled in the heart of South Cheam, this exceptional five-bedroom, four-bathroom luxury residence offers an unparalleled blend of elegance, comfort, and modern sophistication. Located in a quiet cul-de-sac; The Dene. This stunning property boasts spacious, light-filled interiors with high-end finishes throughout. The expansive living areas are perfect for both refined entertaining and relaxed family living, while the bespoke kitchen, designer bathrooms, and sumptuous master suite ensure every detail has been thoughtfully considered and with the added extra of a cinema. With a beautifully spacious patio and steps up to the rear garden, a private gated driveway, and close proximity to outstanding schools, boutique amenities, and fast transport links into London, this home presents a rare opportunity to enjoy luxury living in one of Surrey's most sought-after neighbourhoods.

Entrance Hall 25' 8" x 9' 6" (7.82m x 2.89m)

Porcelain bespoke tiles, underfloor heating, lutron lighting, coving LED,

Cloakroom 4' 7" x 3' 6" (1.40m x 1.07m)

Mosaic ceramic tiled floor and part tiled walls, wash hand basin, low level WC with high wall mounted cistern.





Kitchen / Family Room 31' 4" x 15' 4" (9.54m x 4.67m)
 Rear aspect, ceiling speakers, engineered LVT flooring, pantry with pocket doors for coffee station and water dispenser, underfloor heating, space for rangemaster cooker, integrated dishwasher and integrated larder fridge and freezer, high and low level storage, slider doors leading onto patio, quartz central island breakfast bar with undercounter storage and integrated wine cooler and ice trough for drinks, lutron lighting, coving LED, curtain LED, skylights LED, air conditioning, automated blind.



Utility room 8' 9" x 8' 8" (2.66m x 2.64m)

Side aspect, door leading to side access, engineered LVT flooring, space for washing machine and tumble dryer, integrated microwave/oven and electric oven, sink, high and low level storage.

Home office 10' 9" x 8' 4" (3.27m x 2.54m)





Cinema 18' 3" x 10' 8" (5.56m x 3.25m)
 Front aspect, lutron lighting, carpet, underfloor heating,
 air conditioning, drinks fridge, popcorn machine, smart
 control, automated blinds.

Dining Room 18' 3" x 9' 9" (5.56m x 2.97m)
 Front aspect, lutron lighting, underfloor heating,
 engineered LVT herringbone flooring.



First Floor Landing 25' 8" x 9' 8" (7.82m x 2.94m)

Engineered LVT herringbone flooring, lutron lighting. All staircase handrails and treads are oak.

Bedroom 1 15' 0" x 11' 8" (4.57m x 3.55m)

Front aspect, ceiling speakers, lutron lighting, built in wardrobes, venetian shutters.

En-suite 9' 8" x 5' 8" (2.94m x 1.73m)

Side aspect, heated towel rail, marble surround vanity unit with double sinks, ceiling speakers, low level WC with high wall mounted cistern, walk-in shower cubicle with wall mounted rainwater showerhead and separate hand held attachment, under floor heating, porcelain tiled floors, marble skirting.





Family Bathroom 10' 8" x 6' 9" (3.25m x 2.06m)

Side aspect, porcelain tiled floor with marble skirting, wash hand basin on vanity unit with marble surround, heated towel rail, free standing bath with wall mounted taps and hand held shower attachment, low level WC with high wall mounted cistern, walk-in shower cubicle with wall mounted rainwater showerhead and wall mounted shower attachment and tap.

Bedroom 2 10' 8" x 8' 8" (3.25m x 2.64m)

Rear aspect, venetian shutters.

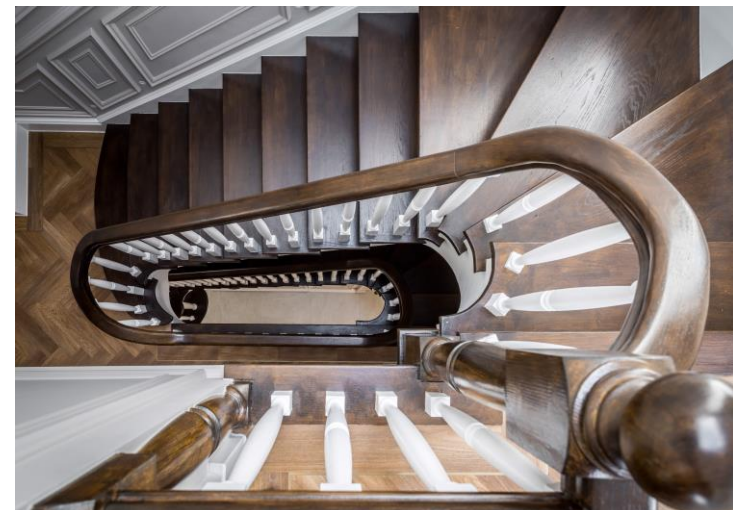
En-suite 6' 8" x 4' 8" (2.03m x 1.42m)

Rear aspect, underfloor heating, wash hand basin on pedestal, low level WC, heated towel rail, walk-in shower with wall mounted rainwater showerhead.



Bedroom 3 13' 8" x 10' 8" (4.16m x 3.25m)
Rear aspect, venetian shutters.

Bedroom 4 / home office 10' 9" x 10' 8" (3.27m x 3.25m)
Front aspect, venetian shutters, ceiling speakers, engineered LVT herringbone flooring.





Bedroom 5 20' 3" x 14' 7" (6.17m x 4.44m)
Triple aspect velux skylight windows, ceiling mounted speakers, eaves storage.

Steam Room 6' 2" x 5' 1" (1.88m x 1.55m)
Side aspect, low level WC, wall mounted wash hand basin, heated towel rail, ceiling mounted speakers, steam shower room with wall mounted controls and handheld shower attachment, ceiling mounted rainwater showerhead.

Eaves storage 5' 2" x 4' 6" (1.57m x 1.37m)



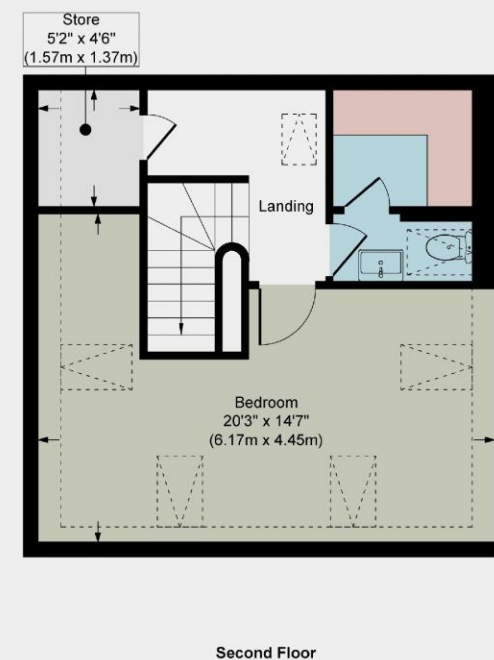
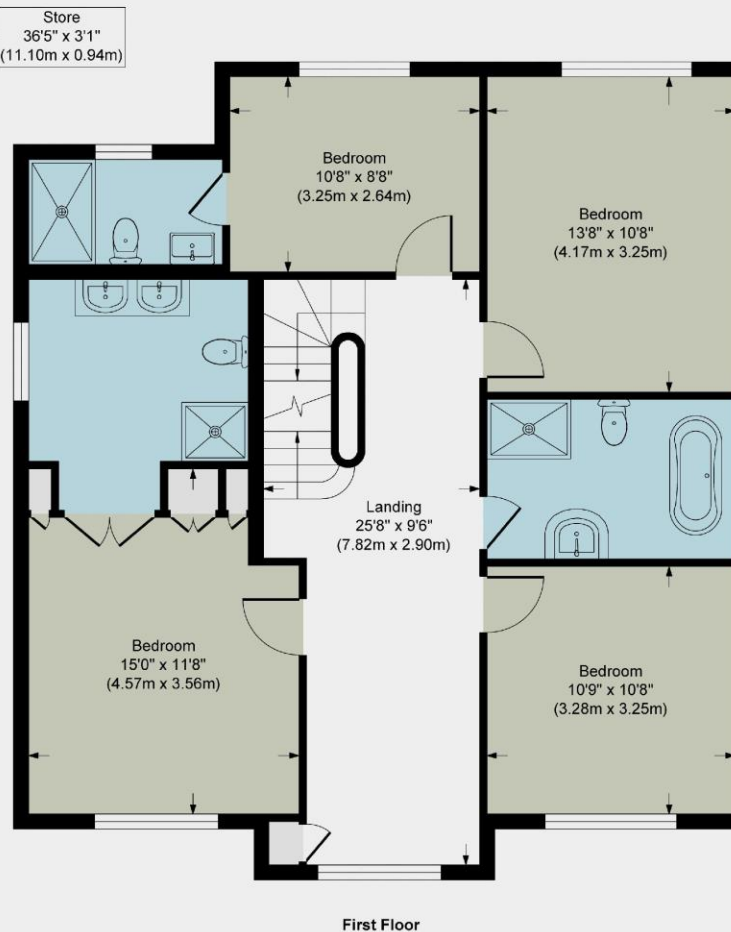
Rear Garden

LED lighting around large patio area, steps leading up to lawn.

External side storage 36' 5" x 3' 1" (11.09m x 0.94m)



 = Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 266.53 sq. m / 2869 sq. ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.