



High Street, Sutton, SG19 2NE
£750,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

***** STUNNING AND CONTEMPORARY DETACHED EXECUTIVE HOME WITHIN THIS HIGHLY SOUGHT AFTER NON ESTATE VILLAGE LOCATION*****

Having been renovated and updated in recent years, this exceptional family home offers a truly striking interior, finished to an immaculate standard throughout and blending a modern, contemporary design with a practical and stylish layout.

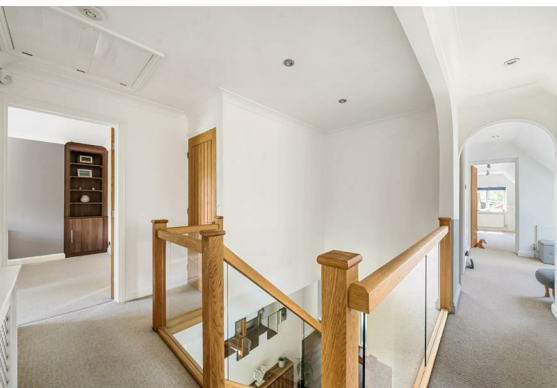
As soon as you walk through the door you're greeted with a gorgeous open plan reception hallway with a stunning oak and glass stairwell and a fabulous view through the open plan kitchen/ dining room and the landscaped gardens beyond. The ground floor also offers a lovely triple aspect living room with a modern wood burning stove, a separate study/ office (fitted with a bespoke range of 'Neville Johnson' study furniture), a utility room and a ground floor cloakroom.

On the first floor, there is a spacious and contemporary landing with a charming snug/ reading area, a fabulous principal bedroom suite with a fully fitted dressing room and luxury en suite shower room, three further double bedrooms and a luxury family bathroom.

Outside offers Landscaped gardens to both the front and rear, providing perfect entertaining and quiet, secluded seating areas, in addition to a large double garage and a gated driveway providing off road parking for 4-5 cars and the additional benefit of an 'Andersons' EV charging point.

Viewing is absolutely essential to appreciate the style, quality and location of this wonderful family home!!





Entrance Via

Entrance Porch

Entrance Hall

Cloakroom

5'6 x 2'1 (1.68m x 0.64m)

Kitchen/ Dining Room

18'0 x 13'4 (5.49m x 4.06m)

Utility Room

9'3 x 8'5 (2.82m x 2.57m)

Lounge

Study/ Office

10'6 x 7'7 (3.20m x 2.31m)

First Floor Landing

Bedroom One

12'5 x 11'1 (3.78m x 3.38m)

Dressing Room

7'5 x 6'6 (2.26m x 1.98m)

En Suite Shower Room

11'0 x 5'4 (3.35m x 1.63m)

Bedroom Two

17'9 x 10'4 max (5.41m x 3.15m max)

Bedroom Three

12'3 x 9'9 (3.73m x 2.97m)

Bedroom Four

9'5 x 8'8 (2.87m x 2.64m)

Family Bathroom

9'6 x 5'7 (2.90m x 1.70m)

Rear Garden

Double Garage

18'1 x 17'7 (5.51m x 5.36m)

Front Of Property

GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.

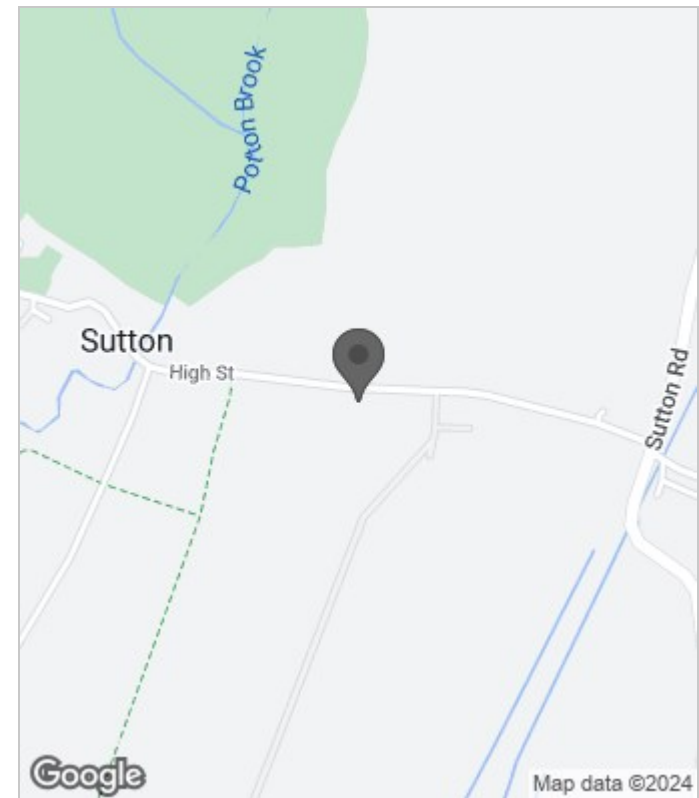


1ST FLOOR
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 2114 sq.ft. (196.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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