



54 The Ridgway, Sutton, SM2 5JU

Offers over £1,700,000

WH WATSON HOMES
Estate Agents

54 The Ridgway, Sutton, SM2 5JU

Watson Homes are proud to offer for sale this magnificent 6 bedroom, Windebank detached family home. Built in 1915 in the style of the "Arts and Crafts Movement" this South Sutton house is bursting with character and original features. The property not only boasts 3 reception rooms to escape to but also has an open plan kitchen/lounge/dining area for socialising in. Comprising 3 storeys plus cellar, the property has a large outbuilding with veranda, detached garage, beautiful garden and outdoor entertaining area. The present owners have further enhanced this beautiful home by adding high quality fixtures and fittings including a bespoke, hand-painted kitchen, cast iron radiators and period style double glazing. ***NO ONWARD CHAIN***

Ground Floor

This charming Windebank house sits on a wider than average plot. The sweeping gravel carriage driveway, providing parking for 5 cars, is fronted by a white picket fence and leads to the cottage style porch with its brickwork entrance and leaded light windows and doors. This spacious porch has a second door leading to the rear/side access, illuminated by the carriage centre light. The original leaded light wooden front door leads you to an impressive...

Hallway

This statement hallway benefits from a feature fireplace complete with working log burner framed by matching feature doorway arches either side. Double glazed leaded light window to side, vintage solid oak flooring, painted panelled staircase with two large original stained glass windows flooding the area with light. Almost hidden door to downstairs cloakroom and doors to three reception rooms and inner hallway.

Front Lounge (Reception 1)

Elegant and spacious room with large bay window and feature side window both fitted with bespoke wooden shutters, inglenook, tall Arts and Crafts feature fireplace with exposed brick and gas flame fire basket insert, oak wooden flooring, large painted oak beams to ceiling, cornicing and plate rail, cast iron radiators.

Front Study (Reception 3)

Large double aspect room with double glazed window to side and square bay window to front both fitted with bespoke wooden plantation shutters. Feature Voysey style wooden fireplace surround with Arts and Crafts cast iron and tiled fire insert and slate hearth with flame gas fire, feature picture/plate rail, solid oak wooden flooring.

Rear Lounge (Reception 2)

This spacious yet cosy room has a snug like fee due to the inglenook fireplace complete with tall, painted wooden arts and craft feature fireplace with cast-iron and tiled Arts and Crafts insert and slate hearth. The room is full of features, including an ornate panelled ceiling, matching cornicing, and picture/plate rail. Two feature leaded light windows compliment the fireplace and the bay to the rear bring light to the room while the French doors to the centre of the bay open out onto a secluded courtyard corner of the garden, all fitted with wooden shutters. Oak wooden flooring and cast iron radiators complete the look of this lovely room.

Kitchen family room

Featuring a top quality, hand-painted kitchen by Simon's, a bespoke kitchen maker based in Colchester, this kitchen will make anyone want to bake. Complete with a Rangemaster cooker with multiple electric ovens and gas hob, the kitchen also boasts a separate built in oven/microwave/airfryer for those busy entertaining days. The centre island houses a built-in Miele dishwasher and Quooker tap which sits beautifully on the Carrara marble style quartz worktop over a Villeroy & Boch butler sink with further 'Perrin and Rowe' mixer tap and spray hose. Surrounding work surfaces are light American oak adding warmth and character. A Rangemaster American style fridge/freezer plus two generous walk in pantry style larders will take care of your food storage needs. Wooden flooring compliments the kitchen as do the cast iron radiators. There is also a double glazed hard wood framed window and door to a courtyard side.

Cloakroom

Period style decor, this room is divided into two spaces, the first area houses a recessed hanging rail for coats with hidden storage cupboard behind. A large period style basin with chrome taps and storage cupboard below, dado rail with painted panelling below, original encaustic chequerboard tiled flooring, window with fitted shutters, door to second area housing high level flush wc, matching flooring and painted panelling, window with fitted shutters.

Inner Hall Utility Area

Cast iron radiator, area for coats, doors to

Laundry Room

Bespoke wooden base and wall units. Larder fridge and freezer. Washing machine and tumble dryer. Butler sink with chrome Perrin and Rowe taps. American oak worktop. Double glazed sash window with shutters. Cast iron radiator.

Cupboard Boiler Room

Slate worktop, system boiler and combi boiler, double glazed window with shutters, power points

Garden

Beautifully maintained, the large square manicured lawn has a modern feel with a straight edged, well stocked borders. The whole garden is framed by large mature trees providing a private and secluded space.

The huge entertaining patio is paved with wood look, non-slip porcelain tiles to match the kitchen giving a seamless flow from the open plan kitchen/living/dining area's bifold doors. The terrace continues with non-slip porcelain in a slate effect including two steps leading up to the lawn and to the secluded courtyard style garden. The practical area of the garden can be obscured by the retractable screening. There are 2 outside taps plus an irrigation system and a tool shed for storage.

The focal point and added feature at the rear of the garden is the New England style outbuilding.

Outbuilding

This stunning building is currently used as a den, housing a pool table and soundproof music room but could easily be used as a luxury office, home gym or further accommodation if required. The large American style veranda has two facing wide swing chairs and the size can only be fully appreciated in person, a great party area. This in turn leads to a tranquil seating area hidden from the main house and garden.

First Floor

First Floor

The wider than average sweeping staircase passes a large original stained glass window with secondary glazing on the mezzanine level flooding the area with light, and leads to an impressive wide landing with feature archway, airing cupboard, wooden flooring, dado and picture rail as well as cast-iron radiator.

There are doors leading to four bedrooms (bedroom 2,3,4 & 5), a bathroom and through another archway the cloakroom.

Bedroom 2

Double glazed bay window and feature side window all fitted with bespoke plantation shutters, built in shaker style painted wardrobes, wooden flooring, picture rail and ceiling cornicing, cast iron radiators. Door to..

En-suite shower room

'Majestic' glass shower enclosure with chrome 'St James' shower fittings and marble pattern porcelain tiles, bowl style wash hand basin mounted on glass shelf with 'Perrin and Rowe' wall mounted mixer tap, marble pattern floor tiles, double glazed window to side aspect with fitted Shutters, cast iron fireplace, built in wardrobe style cupboards, one of which houses a 'Megaflo' Joule pressurised hot water tank, another an airing cupboards. The second door leading to family bathroom.

Bedroom 3

Double aspect room with double glazed windows to front side with fitted shutters, picture rail and ceiling cornicing, feature cast iron fireplace, built in original cupboard, cast iron radiator.

Bedroom 4 (Rear)

Double glazed window with fitted shutters, and further feature corner window, also with fitted shutters, cast-iron feature fireplace, wooden flooring, picture rail and ceiling cornicing, cast iron radiator.

Bedroom 5 (Rear)

Double glazed bay window with fitted shutters, picture rail, ceiling cornicing, wooden flooring, cast-iron radiators.

Bathroom

Traditional style bathroom comprising double ended pressed steel Bette bath with chrome 'St James' Edwardian style mixer tap and shower attachment, Majestic shower enclosure with 'St James' chrome period style shower fittings, table style vanity with bowl wash hand basin and wall mounted 'St James' chrome taps, part painted panelled walls, marble pattern tiled porcelain flooring, double glazed window to side with fitted shutters, chrome radiator/towel rail. Original period style cupboard and cast iron fireplace.

Cloakroom/WC

Period style wc with dado rail and painted panelled walls below, wash hand basin with 'St James' tap, cast iron radiator, wooden flooring, double glazed window to side.

Second Floor

Second Floor

Turned staircase to second floor landing with original stained glass window to mezzanine level with secondary glazing and fitted shutters. Dado rail and feature archway to landing with wooden flooring.

Master Bedroom

This grand room was once a billiard room but now makes for a perfect parents' retreat. Featuring original fireplace surround with cast iron and tile art nouveau fire insert, flame gas fire with slate hearth. The large dormer window to side is fitted with plantation shutters as are the leaded light feature windows to the rear. Bespoke shaker-style wardrobes are fitted. There is extra storage to the eaves and loft. Cast iron radiators.

Bathroom

Spacious, larger than average bathroom with clawfoot freestanding, double ended, cast iron bath with 'St James' chrome mixer, tap, and shower attachment. Vanity counter with two wash hand basins with wall mounted 'St James' taps, shaving socket and painted panelled wall splashback. Shower and steam room enclosure with 'Majestic' glass and chrome shower door and 'St James' shower fittings, dado rail with painted panelling below, wooden flooring, cast iron radiator, chrome heated towel rail, double glazed window with fitted shutters, feature cast iron fireplace, built in original cupboard and storage to eaves.

Dressing room/Bedroom 6

Double glazed window to front with fitted shutters, built-in open wardrobes, and shelving, wooden flooring, cast iron radiator.

Cloakroom/wc

Period style room with high level flush wc, wash hand basin with 'St James' tap, dado rail with painted panelling below, cast-iron radiator, wooden flooring, double glazed window to side aspect.

Outside

Outside

Garden

The socialising space of the kitchen family room is crowned with a wide orangery style glass lantern roof. The porcelain tiled flooring has underfloor heating and matches the oak flooring perfectly. The TV lounge and dining area's bifold doors open out onto the garden entertaining area for seamless indoor/outdoor living. A large picture window provides more light. Both have Somfy powered quiet electric blinds.

Bifold doors lead out to a huge outdoor entertaining area with matching porcelain tiled flooring, providing the ultimate in inside outside living. A stunning New England style summerhouse with veranda (which could provide extra accommodation subject to the usual planning permissions) compliments the immaculately maintained garden.

Garage

Large garage electric door, power and light. The garage sits on a wide plot and is double aspect, offering potential to convert or develop subject to planning permission.

Additional Information

The property is heated by two Worcester gas central heating boilers. The combi boiler is responsible for the downstairs heating and hot water including underfloor heating to the modern kitchen/dining room area and utility area. The second boiler powers the pressurised Megaflo type hot water tank, ensuring a plentiful shower every time, as well as the heating for the first and second floor. There is also an immersion heater switch should you need it. All three floors have their own heating zone and each radiator is complete with thermostatic radiator valves so you can have the temperature in every room exactly as you wish. The cellar houses the mains boost accumulator ensuring powerful cold water pressure at all times.

School Information

Harris Academy Sutton (distance 0.72 miles)

Barrow Hedges Primary (distance 0.23 miles)

Overton Grange School (distance 0.64 miles)

Stanley Park Primary (distance 0.74 miles)

Travel Information

Sutton Rail Station – fast trains to London – 0.56 miles

Carshalton Beeches Rail Station – 0.55 miles



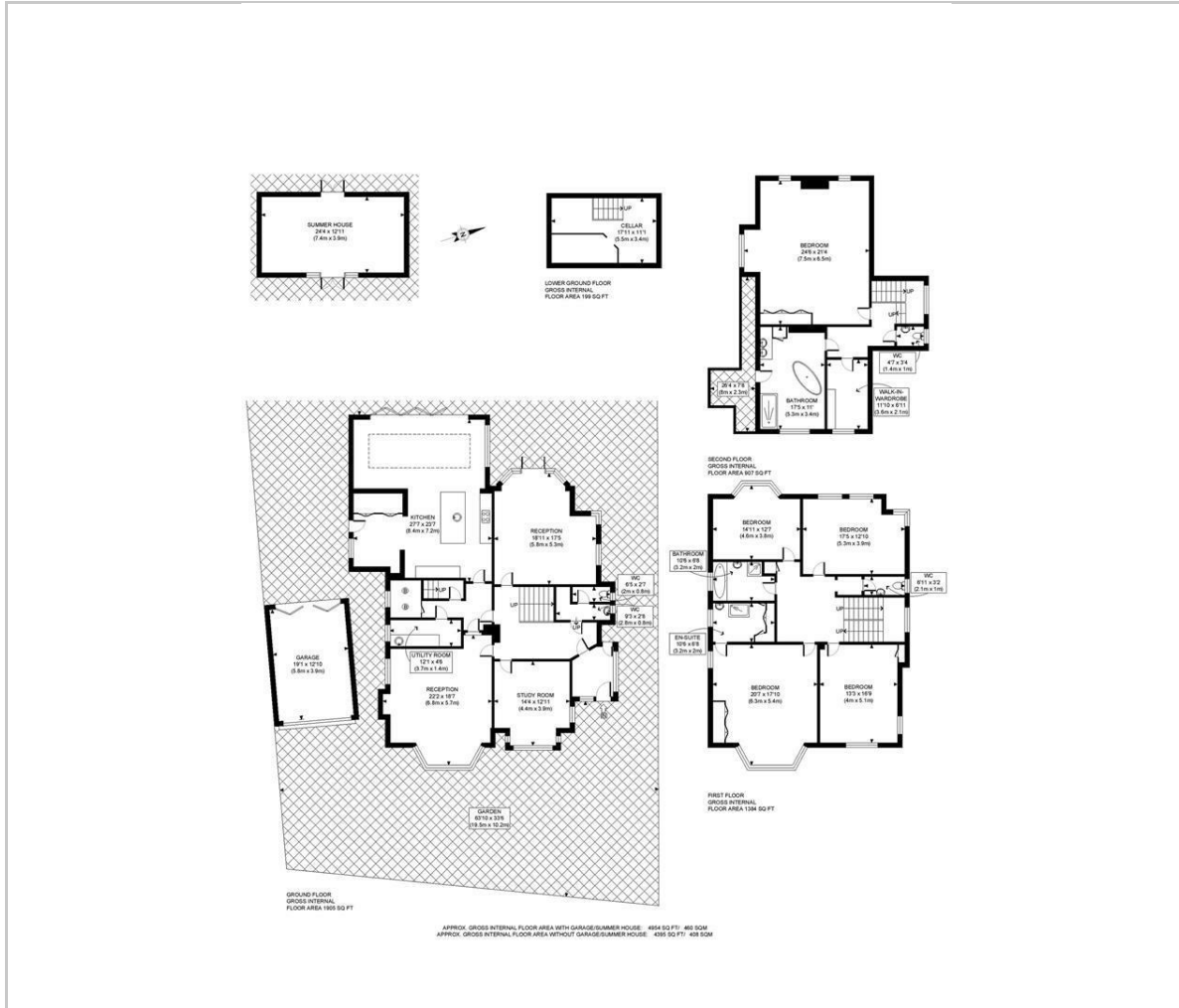








Floor Plan

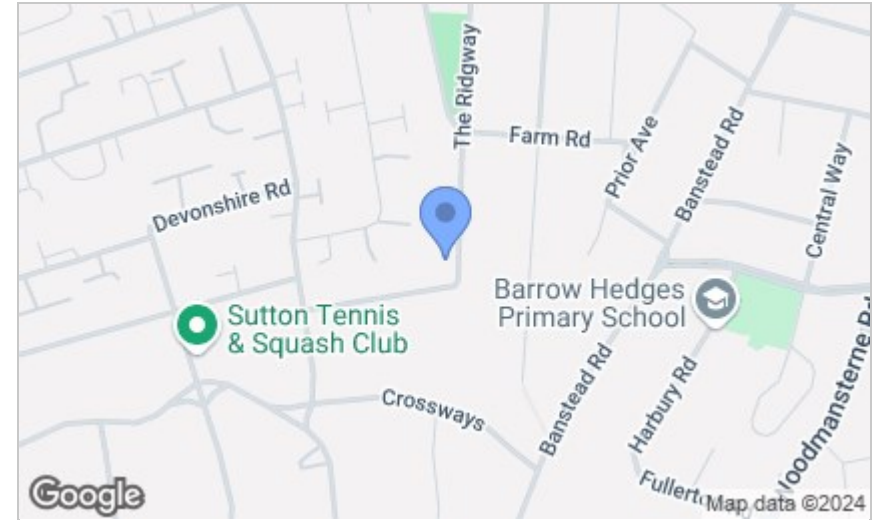


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

