

# Butler's

thoughtful estate agency



Aultone Way  
Sutton, SM1 3LE

Guide price £1,100,000

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## Aultone Way

Sutton, SM1 3LE

GUIDE PRICE £1,100,000 - £1,200,000  
Thought to be one of only two houses of its type in the country and being a home of significant interest, this incredible property has so much to offer, both inside and out. Set in a prominent position in Sutton Gardens Conservation area, you are on the doorstep of fabulous amenities, open spaces, schools and transport links, as well as being a short distance to Sutton, with you having outstanding schooling close by. Sutton Common and Mainline stations provide quick links into the City - you can be from your sofa to London in under an hour. Despite all of this, sitting in your wonderful wrap-around rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over. Inside your home, you can't fail to be amazed by the amount of work the current seller has gone to, having extended and totally updated the property from top to toe, meaning you can just pack your bags and move straight in. Upstairs, there are five great sized bedrooms, so it will be an easy choice about which ones the kids have. The master however comes with the very special addition of an open en-suite, a perfect place for you to wind down after a hard day. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge runs in adjacent to a secondary family room, useful for a large family. Get together and dinner parties will impress in the wonderful dining room that offers a truly social element to everyday living, and if you like to cook, the outstanding, modern kitchen means you can whip up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Outside, to the front, this handsome and unique house is accentuated by the landscaped front garden, flanked by the driveway providing ample off-street parking, with the added benefit of a summer house located to the rear.





## GROUND FLOOR

Hallway

Living Room

21'7 x 16'5 maximum (6.58m x 5.00m maximum)

Family Room

13'5 x 12'1 (4.09m x 3.68m)

Dining Room

14'2 x 12' (4.32m x 3.66m)

Kitchen

20'4 x 10'9 (6.20m x 3.28m)

Shower Room

7'7 x 3'11 (2.31m x 1.19m)

## FIRST FLOOR

Landing

Master Bedroom Suite

20'4 x 10'10 (6.20m x 3.30m)

En-Suite

Bedroom

14'9 x 11'9 (4.50m x 3.58m)

Bedroom

16'7 x 13'4 maximum (5.05m x 4.06m maximum)

Bedroom

13'7 x 12'1 (4.14m x 3.68m)

Bedroom/Office

12'4 x 5'10 (3.76m x 1.78m)

Family Bathroom

10' x 8'6 (3.05m x 2.59m)

Separate W/C

4'3 x 2'11 (1.30m x 0.89m)

## OUTSIDE

Front Garden

Driveway

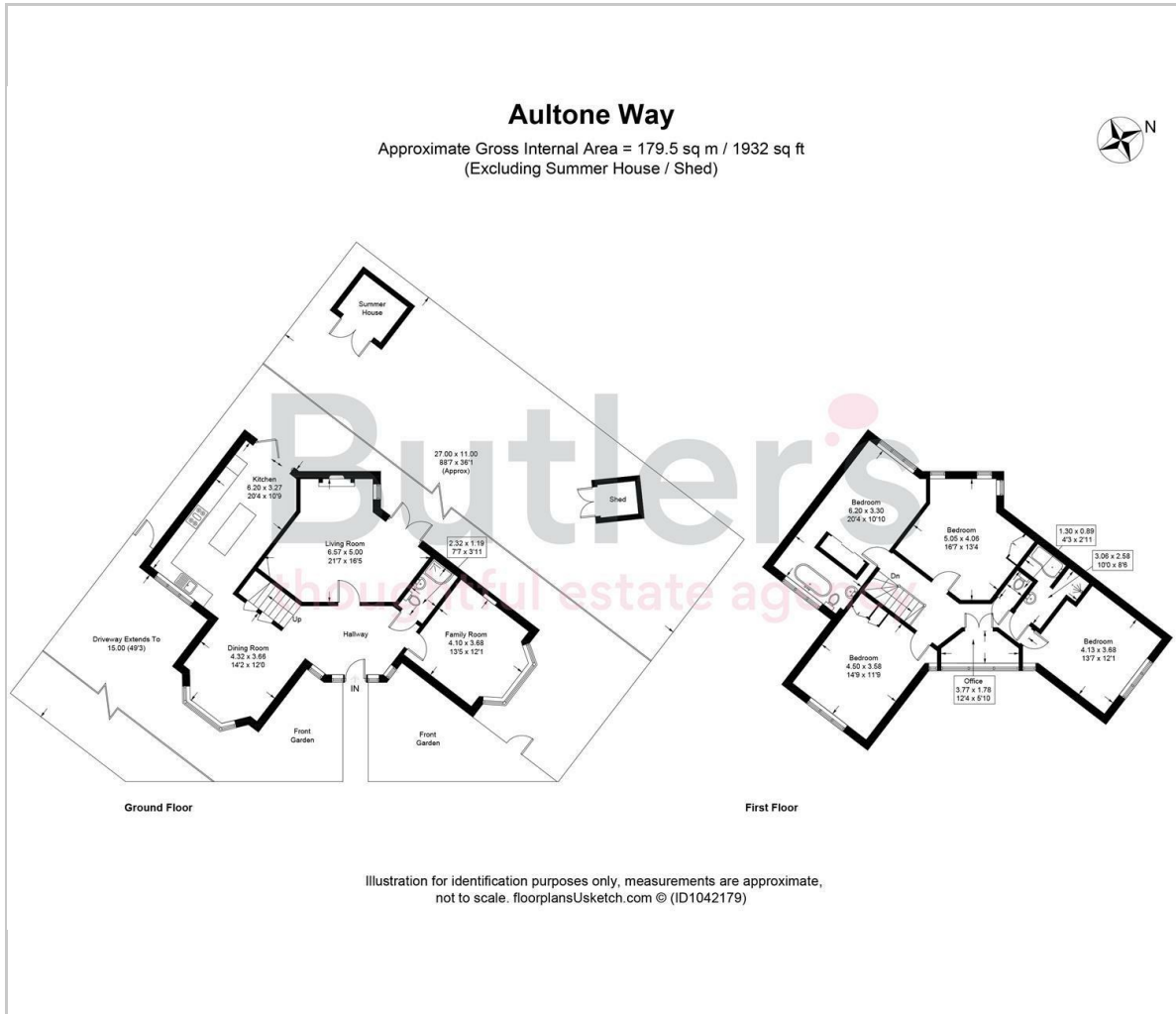
Rear Garden

Summer House

Side Garden



## Floor Plan



## Viewing

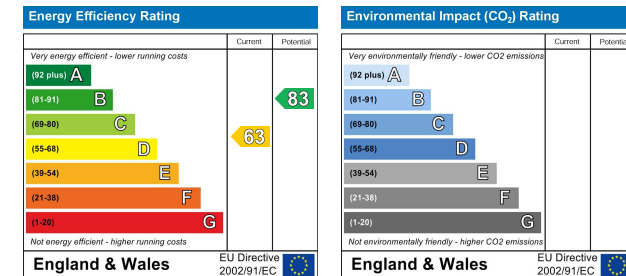
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

## Area Map



## Energy Efficiency Graph



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