



*Upland Road SM2*

£1,200,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Nestled on the prestigious Upland Road in the preferable South Sutton area, equidistant to both Sutton and the highly desirable Carshalton Beeches area, this substantial detached property offers a rare blend of space, character, and timeless elegance.

Built in 1928, this home is a quintessential example of period architecture, featuring wide rooms, tall ceilings, and an abundance of natural light. The attractive curved bay windows are a stand out feature.

The expansive hallway, with its central staircase leading to a spacious landing, is graced by a unique stained glass window, casting a colourful glow and providing a striking focal point.

The first reception room, with its impressive bay window, floods the space with light, creating a warm and inviting atmosphere.

The second reception room at the rear of the house opens onto a beautifully maintained family garden through elegant French doors, blending indoor and outdoor living seamlessly.



The kitchen breakfast room, also located at the rear, provides a modern and functional space for everyday dining, with views over the verdant garden.

A third reception room currently serves as a versatile office space, offering the flexibility to accommodate various needs, whether as a home office, playroom, or additional sitting room.

Upstairs, the property continues to impress with four generously sized double bedrooms. Each room offers ample space and comfort, ideal for family living or hosting guests.

The family bathroom is a sanctuary of contemporary design, combining luxury and practicality to create a serene retreat. Benefit, too, from a downstairs shower room.

There is a discreet electric car charger on the side of the house, directly accessible from the private driveway, providing off road parking for multiple vehicles.







Upland Road, noted for its charming grass verges and desirable properties, offers the perfect balance between the vibrant amenities of Sutton town centre and the village-like charm of Carshalton Beeches, making it a prime choice for discerning buyers.

South Sutton is renowned for its high-quality educational institutions, Upland Road is very close to Barrow Hedges Primary School - rated an Outstanding School by Ofsted on all counts, and the nearby Harris Academy, also outstanding in each individual category.

There are several notable grammar schools within proximity, such as Wallington County Grammar Schools, Nonsuch High School for Girls, Sutton Grammar School for Boys and Wilson's School: One of the oldest grammar schools in England, recognised for its outstanding academic achievements.

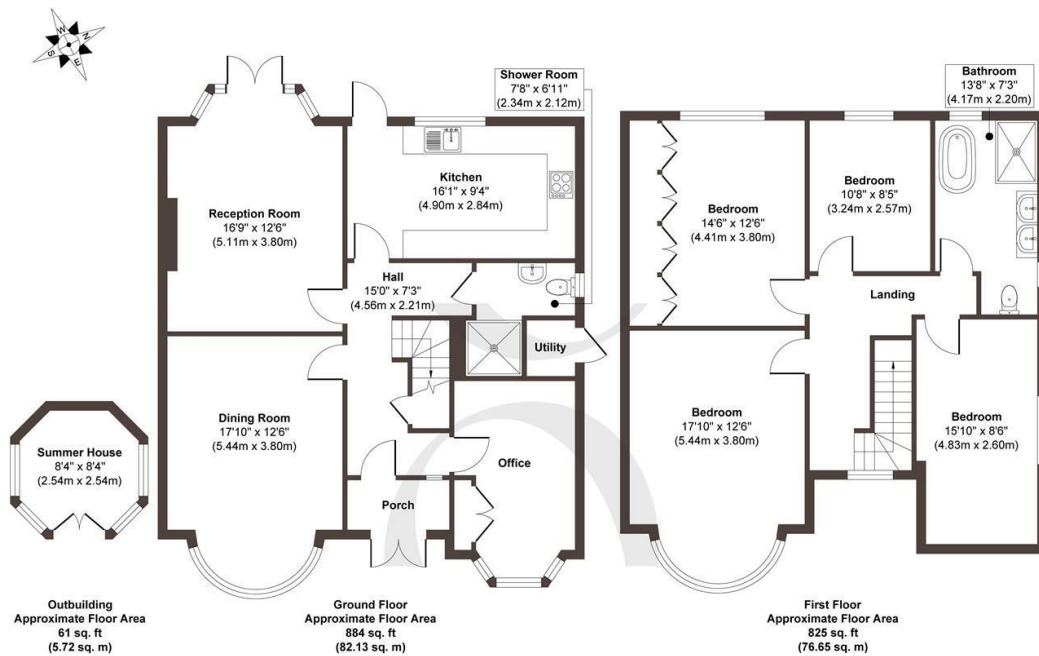
Sutton train station serves as a key junction, providing frequent and reliable services to London Victoria, and is well-connected via Thameslink services, offering routes to London Blackfriars, St. Pancras International, and beyond, extending its reach across Bedfordshire and Sussex.











**Approx. Gross Internal Floor Area 1770 sq. ft / 164.50 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

## The Details

- Beautiful early 20th century detached home
- Upland Road is a notable quiet residential road
- Four well-proportioned bedrooms
- Beautiful contemporary family bathroom
- Additional downstairs shower room
- Two large receptions plus a third, currently utilised as an office
- Beautiful character stained glass window
- Large private driveway with electric car charging port
- Beautiful west facing garden
- Ideally situated for commuting and schools

Size

Approx 1770.00 sqft

Energy Performance Certificate (EPC)

Rating TBC

Council Tax Band

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STONE

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