



29 Golf Side, South Cheam, SM2 7HA

Guide price £3,750,000



WH WATSON HOMES
Estate Agents

29 Golf Side, South Cheam , SM2 7HA

Watson Homes are delighted to offer this luxurious, contemporary detached family residence, situated in a highly regarded, gated private road in South Cheam. The property boasts an impressive driveway and sits on an overall plot size of 0.5 acres. It has been meticulously refurbished to an ultra-high specification, offering a wealth of premium features.

The spacious accommodation includes a grand entrance hall leading to a generously sized open-plan kitchen/breakfast room, a family room, home office, utility room, and gymnasium. On the first floor, there are five bedrooms, three with en-suite bathrooms and two with dressing areas, along with a family bathroom. The second floor features two additional bedrooms, both with en-suite facilities, and one with bi-fold doors.

Outside, the rear garden is equally impressive, featuring a full-width patio, lush lawn, designer trees, shrubs, and a heated swimming pool.

Accommodation

ENTRANCE HALL

Underfloor heating, ceramic tiled floor.

KITCHEN/ BREAKFAST ROOM

35' X 20'10

Rear aspect, bifolds leading into the garden, porcelain tiled floor, underfloor heating, siemens induction hood with counter mounted extractor fan, high and low level storage, two siemens integrated electric ovens, microwave oven and warming drawer, integrated dishwasher and integrated fridge/freezer, quooker hot water tap, ceiling mounted sonos.

UTILITY ROOM

11'8 X 6'3

Space for washing machine and tumble drier, high and low level storage, underfloor heating.

SITTING ROOM/HOME OFFICE

22'7 X 12'5

Double aspect, underfloor heating, ceiling mounted sonos, porcelain tiled floor..

GYMNASIUM

23'2 X 22'

Rear aspect, underfloor heating, ceiling mounted sonos, bifolds leading onto patio area, porcelain tiled floor.

CLOAKROOM

10'4 X 4'4

Front aspect, porcelain tiled floor, wash hand basin on vanity unit, low level w.c.

BEDROOM ONE

19'9 X 16'7

Front aspect, venetian shutters.

DRESSING ROOM

9'4 X 6'5

Built in wardrobes, front aspect, venetian shutters.

ENSUITE

9'7 X 7

Rear aspect, tiled walls and floor, heated towel rail, underfloor heating, walk in shower with rainwater shower head and separate hand held attachment, double wall mounted sinks with vanity units, low level w.c. bidet, patio door leading onto balcony, recessed lit up mirror.

BEDROOM TWO

17'6 X 9'7

Rear aspect, venetian shutters.

ENSUITE

Tiled walls and floor, heated towel rail, wall mounted wash hand basin on vanity unit, low level w.c. shower unit with rainwater shower head and separate hand held shower attachment.

BEDROOM THREE

13'3 X 9'7

Rear aspect, venetian shutters.

BEDROOM FOUR

13'3 X 9'7

Rear aspect, venetian shutters, walk in wardrobe.

ENSUITE

6' X 6'

Front aspect, low level w.c. wash hand basin on vanity unit, tiled floor and walls, heated towel rail, walk in shower with rainwater shower head and separate hand held shower attachment, underfloor heating.

BEDROOM FIVE

15'7 X 12'5

Double aspect, venetian shutters.

DRESSING ROOM

6' X 5'3

Walk in wardrobe.

BEDROOM SIX

18'7 X 16'9

Rear aspect, venetian shutters, bi-fold doors with Juliet balcony.

ENSUITE

8'9 X 7'

Side aspect, underfloor heating, tiled floor/walls, heated towel rail, wash hand basin on vanity unit, low level w.c. shower cubicle with hand held shower attachment.

BEDROOM SEVEN

16'1 X 13'5

Rear aspect, venetian shutters.

GARAGE

18' 1" x 16' 8"

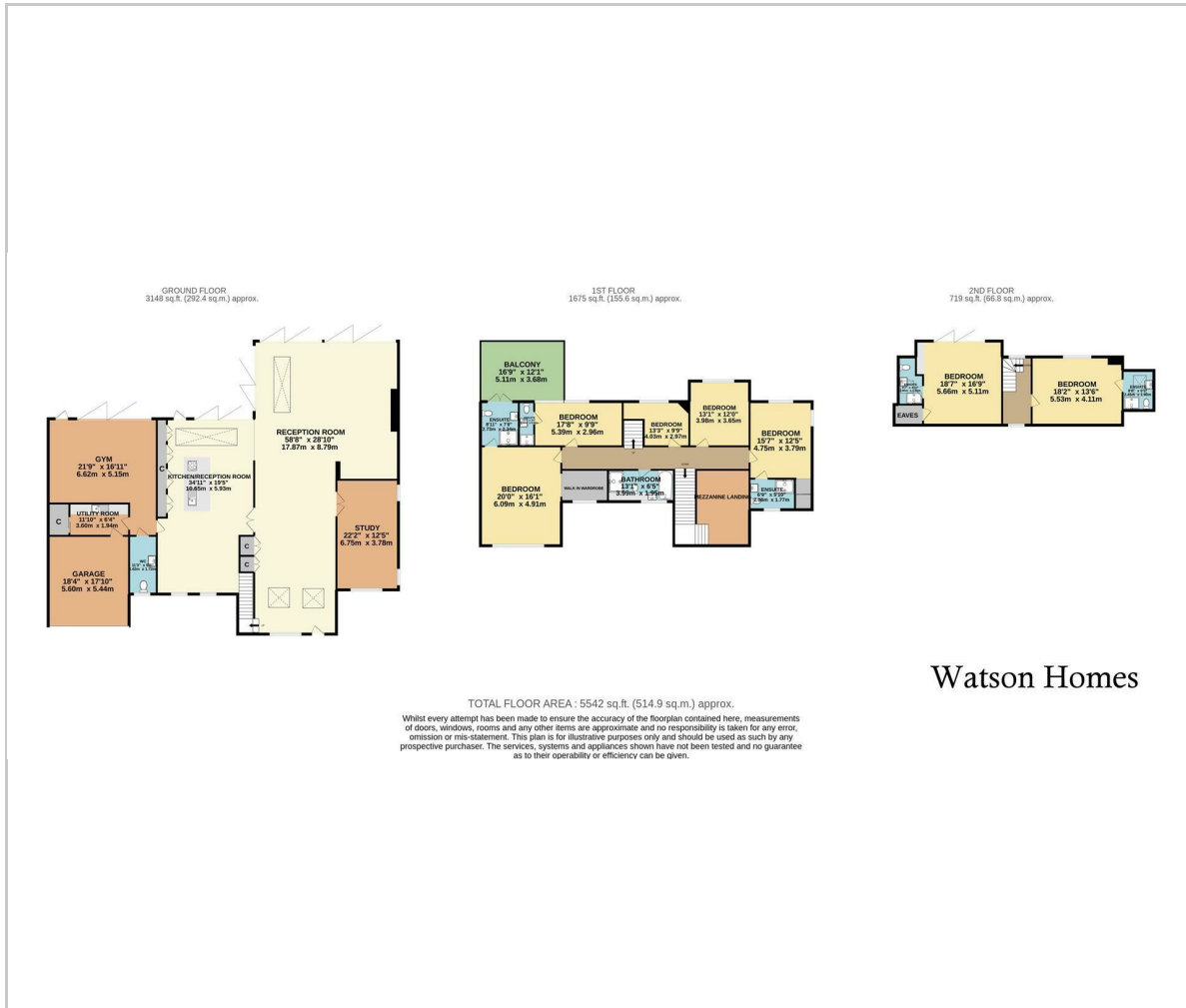




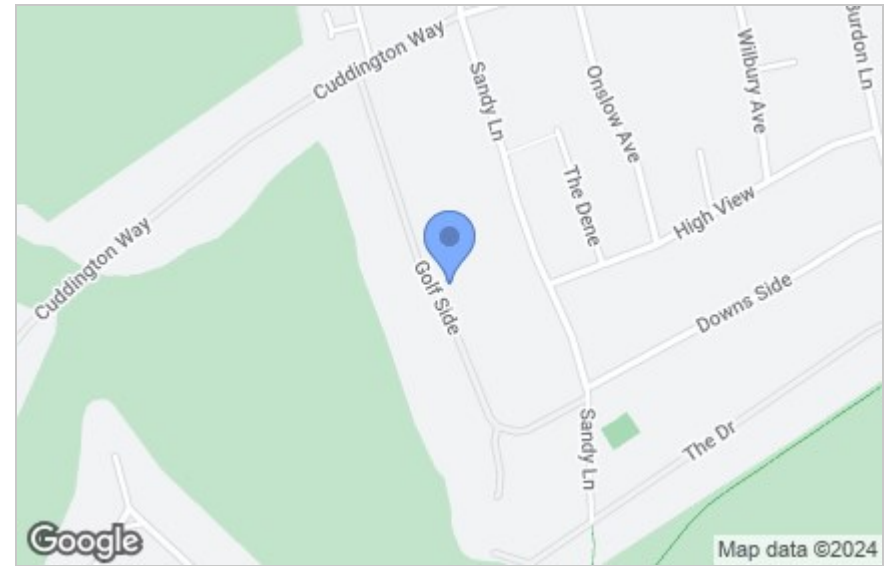




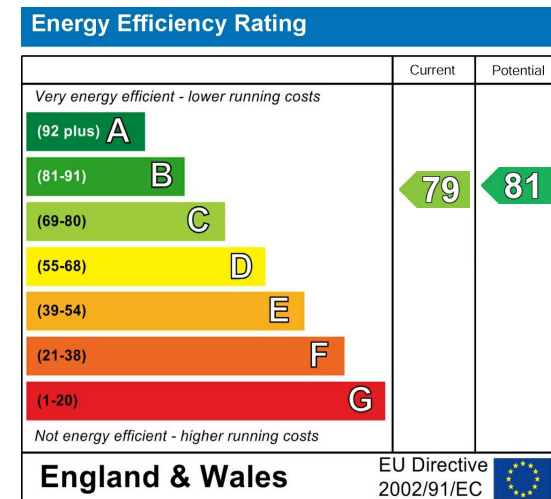
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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