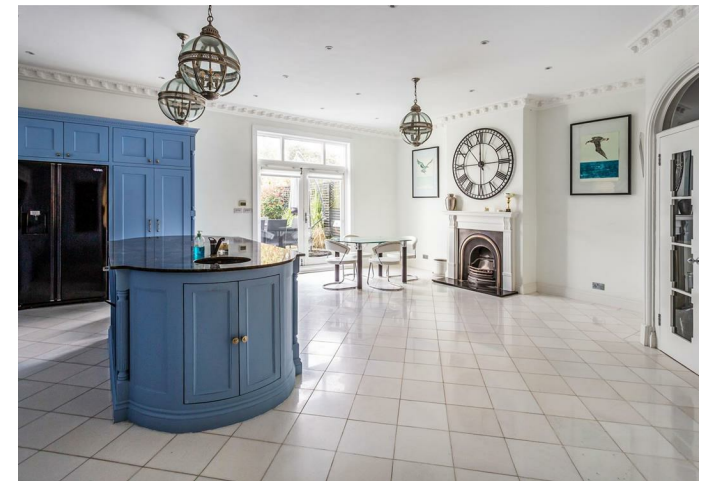
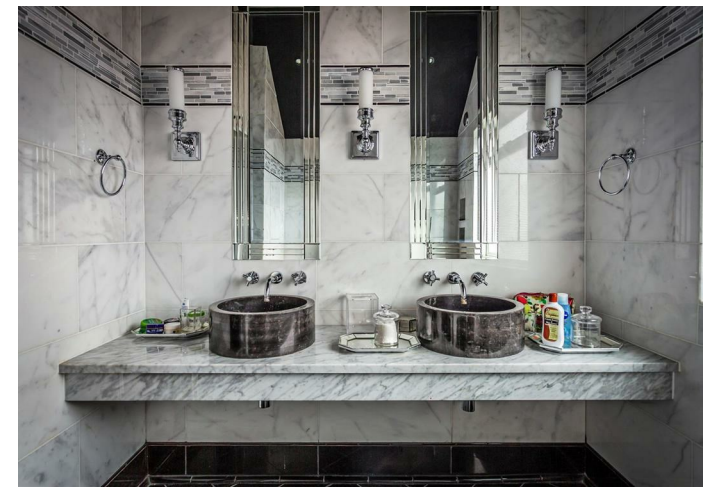
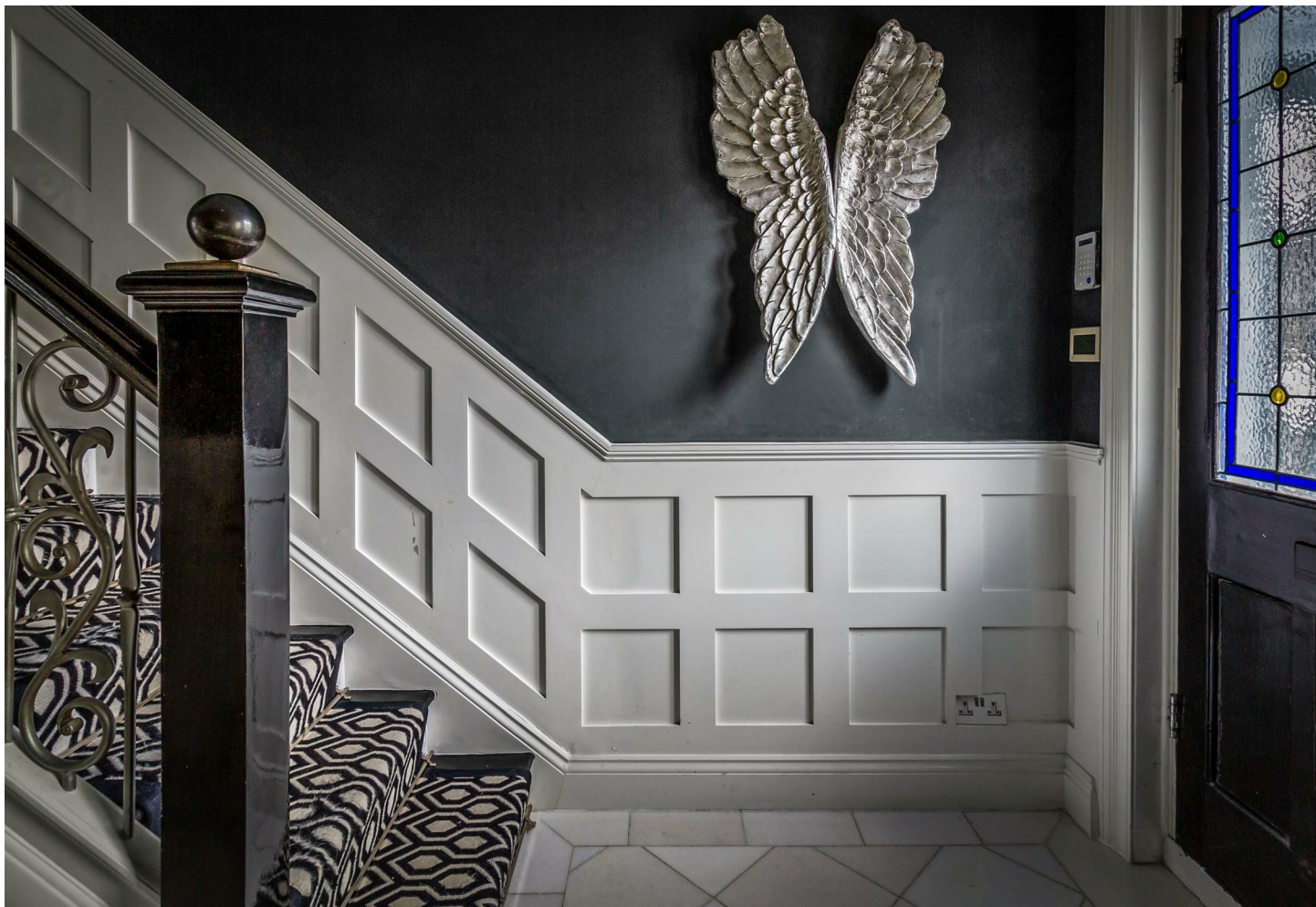




Rosebery Road, Cheam, SMI 2BW
Offers In Excess Of £1,100,000 - Freehold

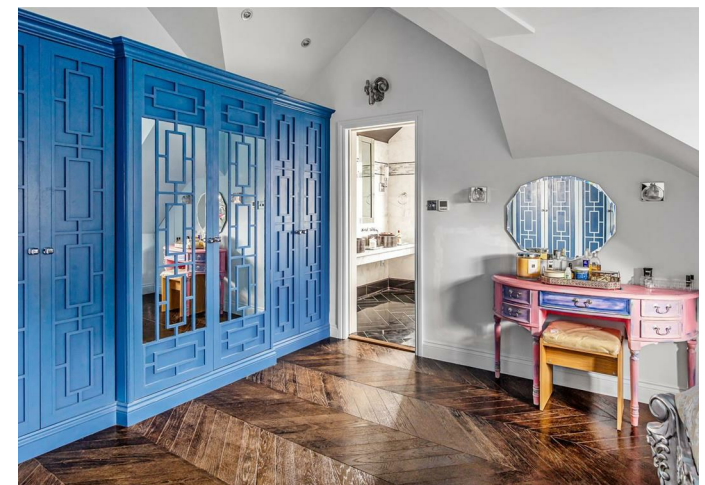
-  5
-  4
-  2

**WILLIAMS
HARLOW**



Williams Harlow Cheam – Glorious period architecture with high levels of interior design and luxury throughout the spacious interior. One for the connoisseur; this house suits those who seek the excellent local schools, community, transport and the artistry of the interior design. Five bedrooms, four bathrooms and an outstanding kitchen family room highlight the accommodation on offer, with additional rooms for family and work everyday living. A must view via Williams Harlow now.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











The main building is a two-story white house with a red-tiled roof. It features a prominent blue dormer window with white panes. The ground floor has a blue arched glass door and several windows with white frames. A small white extension with a red-tiled roof is attached to the side of the house.

To the right of the white house is another building with a red brick facade and white window frames. It has a similar red-tiled roof and a dormer window. A large, bare tree is positioned in front of this building.

The garden is a well-maintained outdoor space. It features a central green lawn, stone paths, and various plants. A pergola structure is visible on the left side, and a large tree stands on the right. The garden is enclosed by a dark fence.

The Property

It's easy to see why older style houses are still the most popular, the light and space afforded from the cubic dimensions are unrivalled; you just don't get the same with more modern houses. Additionally the original features stand out and when worked with they simply sing. This house benefits from an owner who took the original features and layered them with modern luxury, the outcome is a charming executive home of distinct size and character for the modern age. You're welcomed into the ground floor via the exquisite storm porch, and then the journey begins. The hallway, includes many features you see in property magazines such as wood panelling, stair runners and dark inky blue colour palette. Highly stylised and very much on trend. Successfully, the ground floor can be used collectively or individually by the large doors separating the kitchen from the drawing room. The large kitchen family room hits the current trend for encouraging social times between families and friends by zoning specific uses within a large space. One can be cooking whilst another kicking back and watching TV, you get to be in the same space whilst doing your own thing; a must in the modern 100mph age we live in. Over the upper two floors, you find spacious bedrooms and bathrooms, five and four, all quite distinctly designed but playing together harmoniously to create a perfect sound of modern living. Measuring over 2300 sq ft, it hosts medium and larger families with ease. To increase practicality, rooms such as the utility room, which is separate from the kitchen, and the home office at the end of the garden both maximise use. Lastly, the basement is great for storage.

Outdoor Space

With parking both on road and off street via the drive your multi car family is well catered for. The rear garden, measuring circa 85 ft, is private, long, wide and mature with a Italianesque influence from the paved colonnade. The deck at one end and the raised lawn at the other, the garden creates drama and calm in equal measures and ensures that it looks amazing whilst being highly practical.

The Area

Between Sutton, West Sutton and Cheam, you get to have the best of all worlds. Sutton with its comprehensive shopping centre, Cheam with its laid back village appeal and West Sutton with its Thameslink train station. Sutton is best known for its period architecture and excellent schooling, the area has wonderful family and sporting amenities such as cricket and rugby fields, golf courses and tennis clubs. The road network is excellent and links to A3 and M25 are close by.

Why You Should View

Protected via the conservation status of the area, you take some reassurance that the stylish road will remain consistent for ages to come. The house offers exceptional space, size and character, wrapping luxury features and fixtures. Parents with schooling children will take solace in the short walks from Sutton high, Nonsuch, Avenue Road and Homefield schools

Vendor Thoughts

"We love interior design and as a craftsman, we had the skills to maximise and deliver our ideal home."

Pointers

- Five Bedrooms - Character - Luxury Features - Four Bathrooms - Off Street Parking - Landscaped Garden
- Landseer Conservation Area - Close Sutton High and Homefield Schools - Kitchen Family Room - Home Office

Local Schools

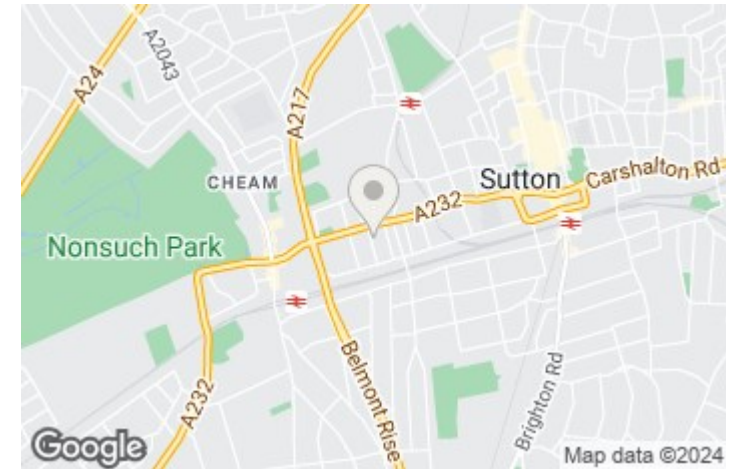
- Sutton High - Fee Paying - Ages 3 - 18
- Cheam High - State - 11 - 19
- Cuddington Croft - State - 3 - 11
- Avenue - State - 3 - 11
- Nonsuch Girls - Grammar - 11 - 19
- Glynn - Boys State - 11 - 18

Local Transport

- Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
- Bus Routes from Cheam Village -

- 151 - Wallington to Worcester Park.
- 213 - Kingston Tiffin Sch to Sutton.
- SL7 - West Croydon to Heathrow
- X26 - West Croydon to Heathrow Via Kingston

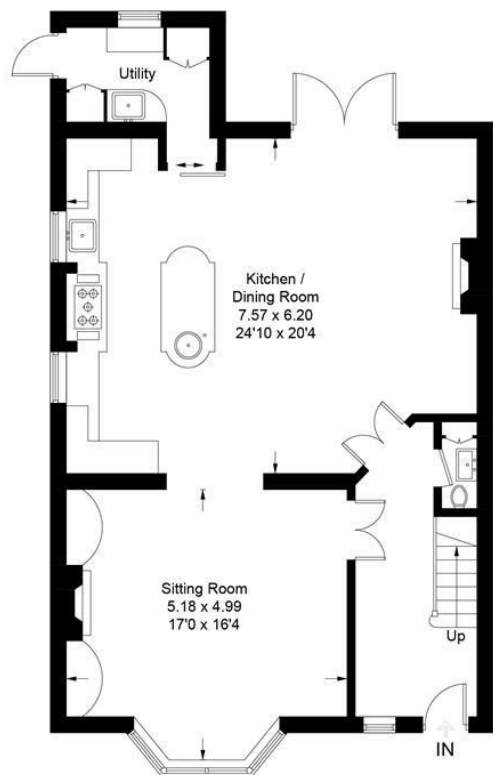
EPC AND COUNCIL TAX D AND G



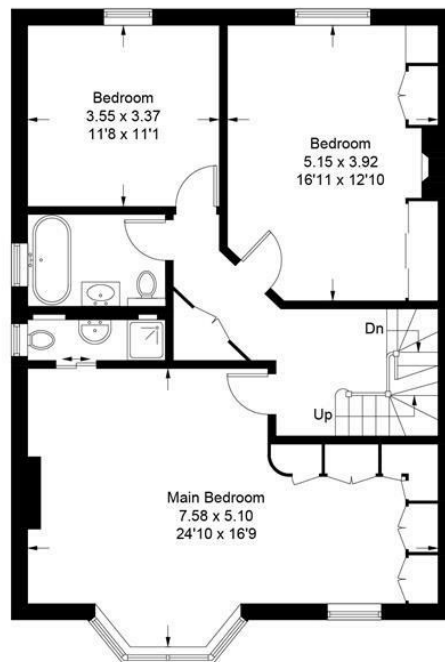
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 = Reduced headroom below 1.5m / 5'0"

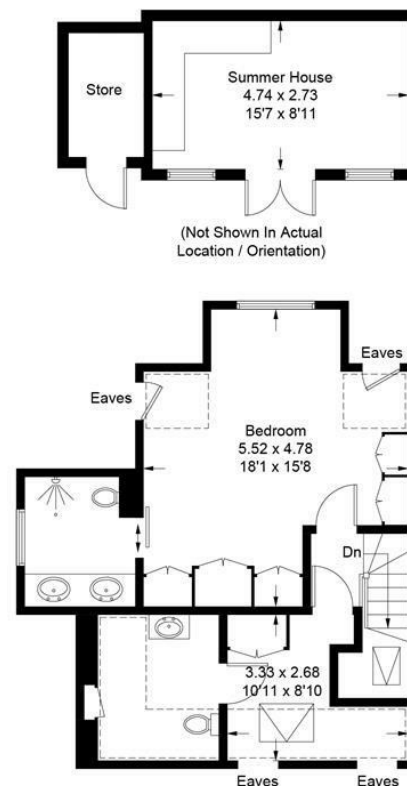
Approximate Gross Internal Area = 217.8 sq m / 2344 sq ft
 Outbuilding = 16.6 sq m / 179 sq ft
 Total = 234.4 sq m / 2523 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1061148)

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