



Cornwall Road, Cheam, SM2 6DS

£1,750,000 - Freehold



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**WILLIAMS  
HARLOW**



Williams Harlow Cheam – A spectacular family house for you now and a legacy for generations to come. This exquisite arts and crafts property sits confidently upon a large plot measuring .56 of an acre. The frontage width measures over 100 ft, whilst the west facing rear garden length is 196ft. The property offers classically British architecture with European interior design; luxury fittings with understated elegance and an excellent choice against more garish property. Five bedrooms, four bathrooms and multiple reception rooms await, full of practicality around every corner. The road is highly sought after and often requested; walking distance to Cheam train station and Cheam Village. Read on to find out more.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











## The Property

Having worked in the area of over 20 years, this is one of those houses which you always admire and can only hope you can represent one day. From the tree lined road, the house, which has a wide frontage with two driveways to either side, is handsome and very self-assured. With hints of a rural design, marrying the Greater London convenience with the yearning for more that we all seem to have deep down. The chunky centralised entrance gate leads you down the flagstone path to the entrance vestibule and beyond. Internally, the property underwent a substantial renovation to modernise and refit. However, don't expect off the shelf products; each was handpicked for its own elegance and practicality and includes natural stone from Belgium, tilt and turn hard wood windows, bespoke lighting systems and projector entertainment to name some of the features on offer. These expertly reflect the original wood panelling, feature fireplaces and alcoves that we all adore so much. The house can best be described in two parts; the main body and the pool complex. The main house offers three floors of five bedrooms, three bathrooms, two W.C's, kitchen family room, utility room, boot room and lobby areas. With lots of practical storage; eaves, fitted wardrobes and space for more. The décor is neutral and acts as the perfect canvas on which to design or the perfect backdrop to a space which lets the furniture and artwork sing. Much of the ground floor faces the rear garden and it's all the better for it as the natural light pours in. The pool complex is connected via a glass cube; ideal for gym or office. The glass room bridges connection to the garage and the pool rooms. The pool rooms include changing rooms, W.C, steam room and heated resistance pool; ideal for early starts and a reason to cancel the gym membership!

## Outdoor Space

From lazy weekends to hosting major family events, this garden permits all. With the outline of a former tennis court toward the end of the garden and an expansive lawn leading on from the patio, coming off the house, the garden is very private and very easy to use. The westerly aspect is ideal for hot summer days. The house has a wood store and access to the side and hard

standing with shed halfway down the garden; perfect for Mediterranean inspired lazy lunches with the whole family.

## The Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

## Pointers

- Five Bedrooms - Detached - Carriage Driveway - West Facing Garden - Pool Complex - Easy Work From Home Solution – No Onward Chain  
Close to Cheam Village and Belmont Village - Close to Avenue Road School - Close to Cheam Train Station - Immaculately presented - Garage - 0.56 Of An Acre Plot

## Why You Should View

Like a classic watch you intend to pass down through generations, or a fine wine best stored and cherished, this house is much more than the standard offering at this price point. Understated luxury and elegance with the land plot to match ensures this is a must view. Commuters are rewarded with a short walk to the station and multiple transport options should one go down.

## Vendor Thoughts

“We have been fortunate to own property across the world; this has always been one of our favourites. Owned since the late 1970's, memories of black tie family parties ending in rugby matches in the garden will always be with me”

## 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

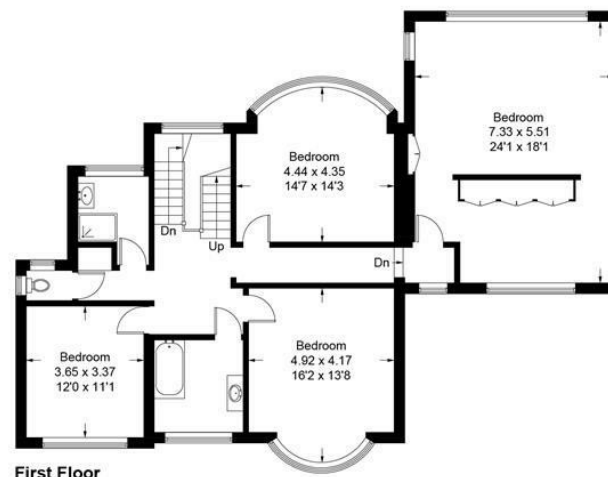
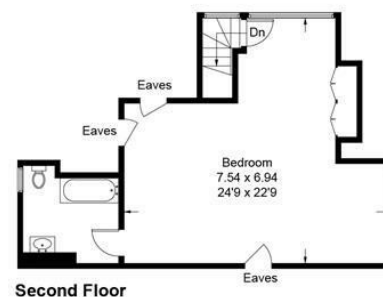
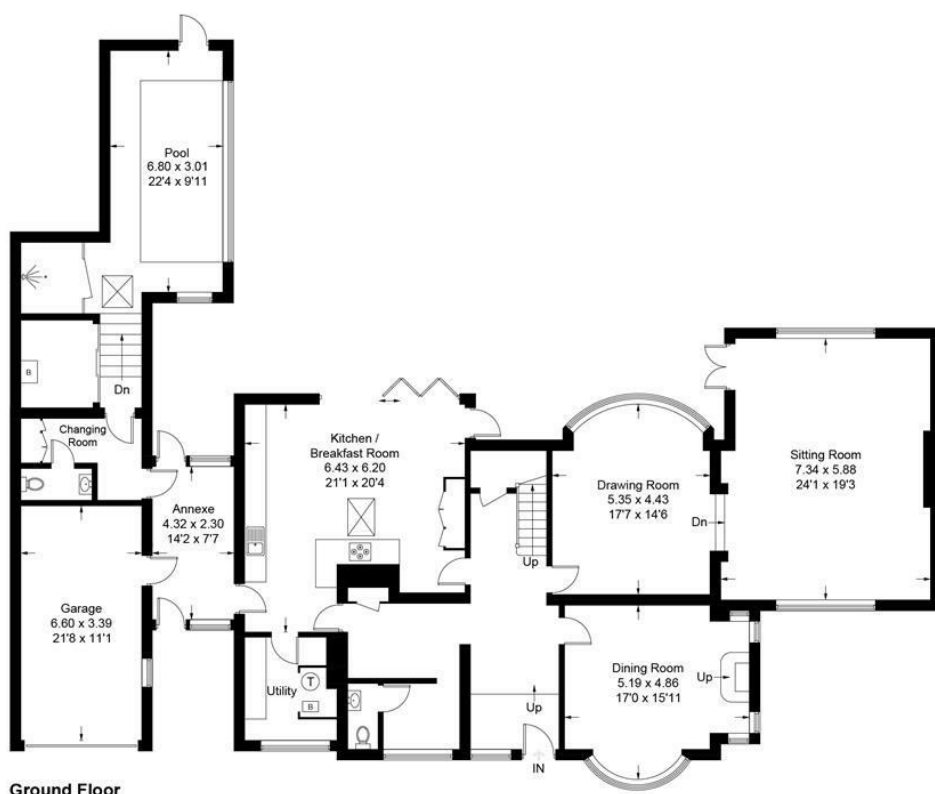
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Bus Routes from Cheam Village -  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin Sch to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

## EPC AND COUNCIL TAX E 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.

Approximate Gross Internal Area = 428 sq m / 4607 sq ft  
(Including Garage)



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. (ID1082445)

