



Sandy Lane, South Cheam, SM2 7EP  
Offers In Excess Of £1,300,000 - Freehold

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**WILLIAMS  
HARLOW**



Williams Harlow Cheam – Incredibly rare chance to purchase a family home which has been in the same family for generations. Offering one of the most impressive gardens within the area, valuable South Cheam, which has taken a lifetime to craft. The property requires modernisation, whilst the potential is clear and exciting. A must view and one which has to be explored by any serious purchaser (whether you are looking or not!).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(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 Property

A character detached house with Burton built features. Full of character and charm, the property feels homely and established. You enter via the porch and front door into the hallway. From there, separate to the kitchen breakfast room you have the choice of four reception rooms. The property also boasts a large utility room with modern Worcester Bosch boiler. Upstairs, four bedrooms and the family bathroom await. The house has been extended over the years but it's most probable that the new purchaser will remodel the interior and extend further to reflect modern influences and living demands.

## The Out Door Space

The rear garden is exceptional; West facing with an oasis like maturity. Measuring 220 ft in length and 116ft at its widest point its very unique in its sizing. When included with the frontage the plot measures some half an acre. The frontage is deep and pretty with a driveway and garden.

## The Local Area

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, a nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a very short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

## Why You Should Buy

If you seek the very best for your family over the next however many decades then look no further. The house is exceptionally well bred with Burton Builders having an excellent reputation over the last century. The ability to buy and plan how the house will move into the next generation is both life fulfilling and reassuring.

## Vendor Thoughts

"This house has been our family home since 1965 and acted as the home which drew us all together". " Mum would save money each week from the housekeeping to buy plants for the garden and we have photos before the transformation where we were playing as children"

## 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

## 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  
Glyn - Boys State - 11 - 18

## Features

: Detached : Garage :Utility Room : Requires Modernisation  
:Large Frontage :Sought After Location :West Facing Garden  
:Four Bedrooms :Four Reception Rooms :Kitchen Dining Room :

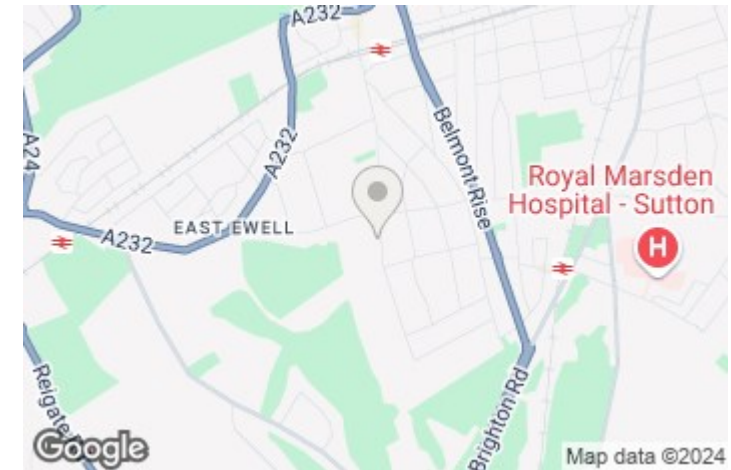
## Benefits

: Close to Two Members Golf Courses : Short Walk from Cheam Train Stn :A Garden In Which To Maximise Your Dreams :Short

Walk From Cheam Village Highstreet : No Onward Chain :Rare Chance

## EPC AND COUNCIL TAX

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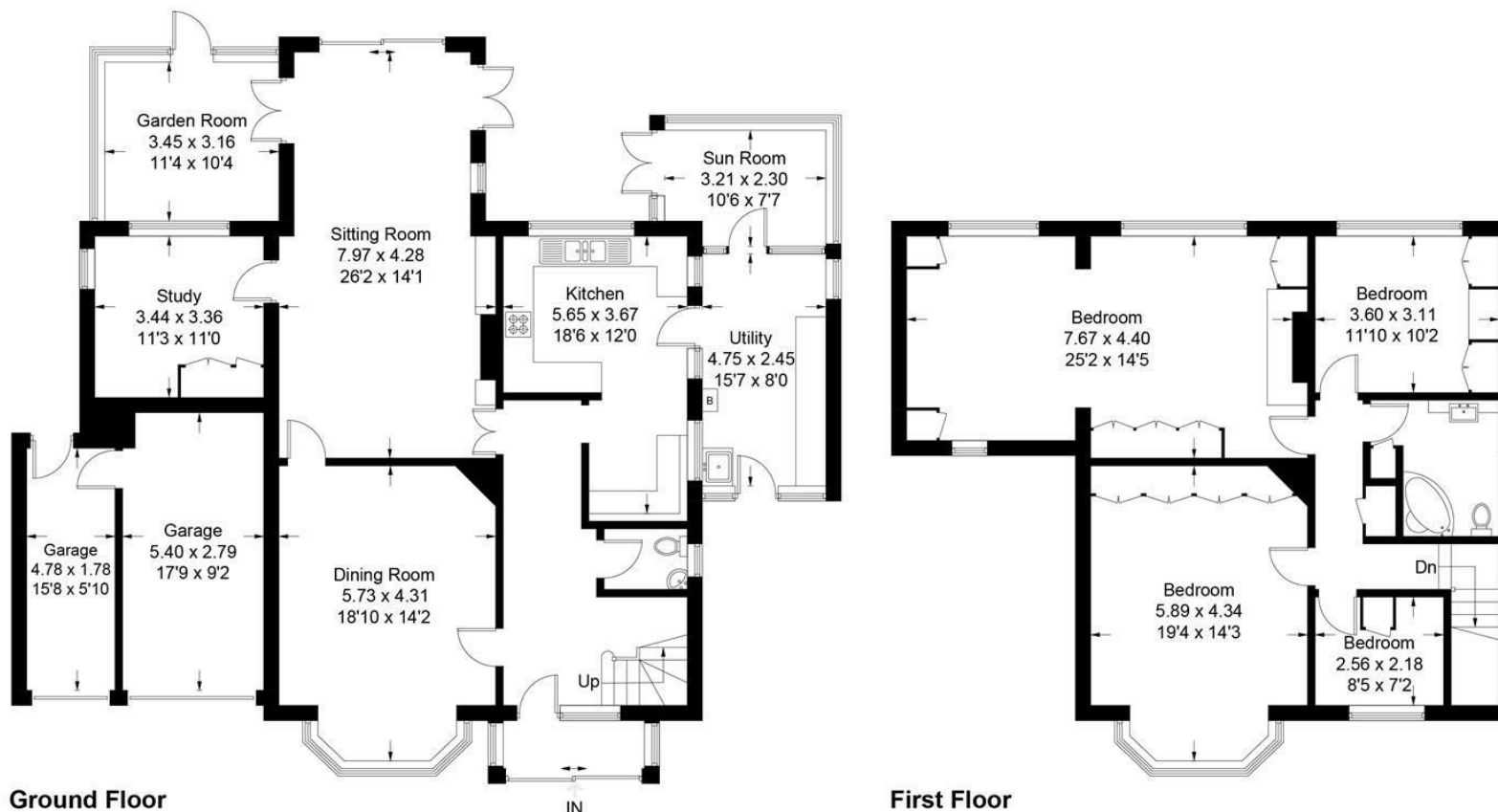


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Approximate Gross Internal Area = 233.6 sq m / 2514 sq ft

Garage = 24.5 sq m / 264 sq ft

Total = 258.1 sq m / 2778 sq ft



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. (ID1127067)

