



York Road, Cheam, SM2 6HL  
Offers In Excess Of £1,500,000 - Freehold



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**WILLIAMS  
HARLOW**





Williams Harlow Cheam – One of the most exciting houses to become available in recent years.

This incredibly handsome and distinguished period house exudes natural charm, character and grace. It has seven bedrooms and four reception rooms, and sits in a large mature garden boasting several attractive trees including a horse chestnut tree and a weeping willow. The sellers hope that the buyer will appreciate its beauty and treasure it as a family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





















## The Property

The house is a very handsome Edwardian property with many original features. It has always been a much-loved family home with just 3 owners over the last 100 years. The accommodation comprises of seven bedrooms, four reception rooms (two of which have functioning fireplaces), two bathrooms, a bespoke handmade wooden kitchen, a traditional pantry and a wine cellar, and measures just over 3000 sq ft. It is a wonderful home for a large or multi-generational family, and its high ceilings and large windows giving it a spacious and elegant feel.

## Outdoor Space

Measuring 0.35 acre plot, 99 ft width, 147 ft full depth, 35 ft from side of house to boundary, 92 ft from rear of house to rear boundary. A very mature and well-tended east-facing garden with a range of shrubs and trees. The attached double garage has access from front and back, and there is a shed and amenity yard.

## The Local Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, the house is located in the midst of the best neighbourhoods available locally. Having been a family area for so long, it has lots of amenities to hand including parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

## Why You Should View

Truly rare substantial Edwardian home on a sought-after road close to all the best schools including the Avenue Primary School, Nonsuch High School, Sutton Grammar School, Sutton High School and Homefield Preparatory School. Additional benefits include nearby golf courses, parks, train stations and high streets.

## Features

- Seven Bedrooms - Four Reception Rooms - Detached - Period Architecture - Double Garage - Carriage Driveway – Double Width Plot - East Facing Garden - Sought After Road

## Benefits

- Close to Avenue Road and Harris Schools - Close to Overton Park - Close to Belmont High Street and Trains - Near Bus Routes - Potential To Extend Or Build - Between Cheam, Sutton and Carshalton – Lots of Sporting Facilities Nearby

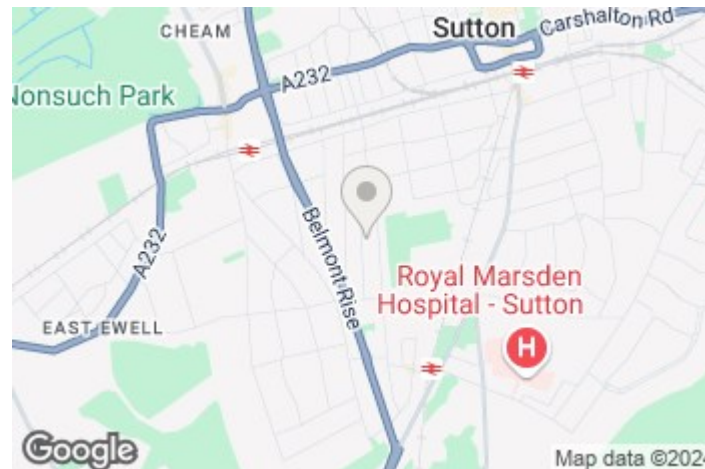
## Local Schools

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  
Sutton Boys Grammar - 11 -

## 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  
S2 - Epsom to St Helier via Sutton

## EPC AND COUNCIL TAX D AND G

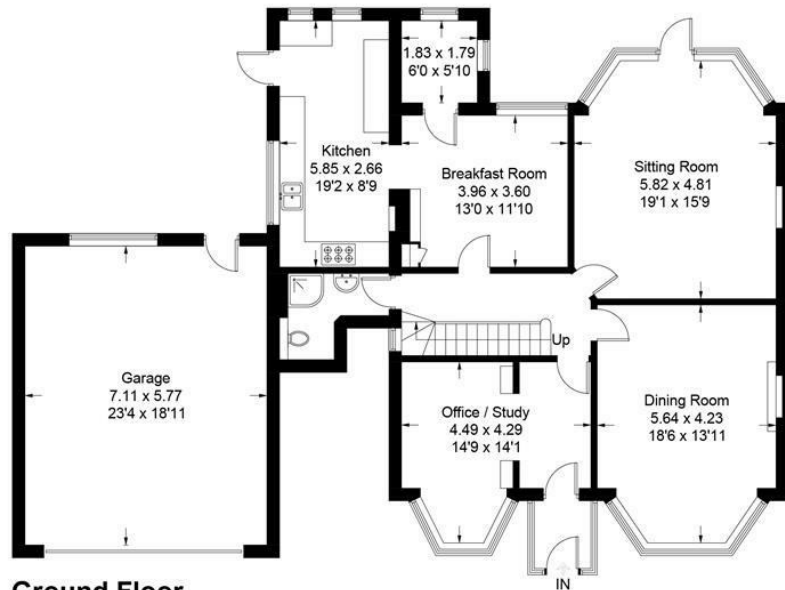




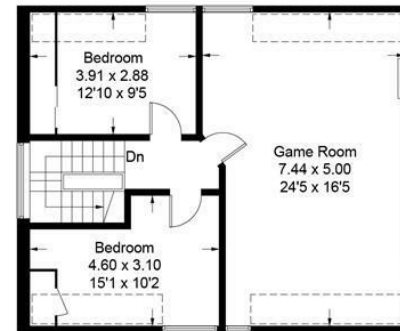
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Approximate Gross Internal Area = 280.9 sq m / 3023 sq ft  
Garage = 40.9 sq m / 440 sq ft  
Total = 321.8 sq m / 3463 sq ft

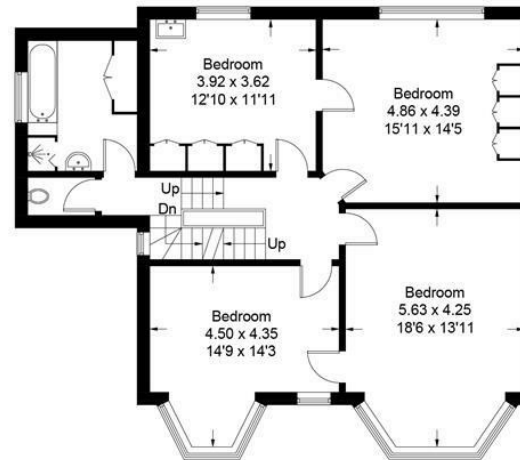
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second Floor**



**First 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. (ID1130137)