



The Highway, South Sutton, SM2 5QS


Guide Price £2,000,000 - Freehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam – Stunning house in an exceptional road; an ideal match for the family who wishes to settle for a generation and exploit the excellent local schooling and access into central London.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	











The Property

Accommodation which measures over 4000sq ft internally, its likely the house will suit most needs. Five bedrooms, four bathrooms, dressing room and roof terrace make up the first floor. The ground is a flowing collection of reception rooms that work harmoniously together for everyday family life. The first floor is somewhere to luxuriously retreat to whilst the ground floor is about living, entertaining and growing with family and friends. Quality of finish and maintenance is seen everywhere throughout the entire accommodation; its clear the seller takes pride in choosing the very best workmanship and fittings and has carried out extensive work during their ownership transforming this house. The property exudes a family nest whilst clearly showing its executive credentials. The floor effortlessly delivers and like a swan paddling without making waves the hard working ground floor provides a mix of kitchen, laundry, playrooms, true reception rooms, lounges and garden rooms.

Outdoor Space

The double garage is integral to the house and vital for most home owners of this stature. The easy to use and flexible rear garden is wide and long measuring some 100 ft by 70ft. It has an abundance of mature trees, shrubs, beds and borders and is a delight to sit out in over the summer months. Whilst the entire plot measures just under a 1/3 of an acre.

The Area

The Highway is as good as it sounds, a premier road where residents tend to stay for generations and where the most discerning home owner settles. The road is wide, tree lined and grass verged. Large detached house, many with gates, line the road and ensure its select nature. The vicinity is South Sutton or SM2 and its between the Harris academy and Barrow Hedges Schools. The area is excellent for families and includes tennis clubs, golf courses, horse trails, and many more clubs. Importantly the area feels safe for your family to walk around and be within at all times. Sutton sits between Croydon and Kingston and enjoys the rich tapestry of Greater London and Surrey living.

Why You Should View

One of the most handsome and impressive houses for under 2m in these exclusive roads. From the electronic gated entrance to the immaculately stripped lawn at the back, and everything in between the house feels premium.

Vendor Thoughts

Living locally we always wanted to live in The Highway and jumped when this house come available. After we purchased we undertook a whole renovation. Now, our thoughts turn to moving closer to the grandchildren.

Local Schools

The Avenue – Mixed State – Ages 3 – 11
Barrow Hedges – Mixed State – Ages 3 – 11
Harris – Mixed Academy – Ages 11 – 19
Seaton House – Mixed Fee Paying – 2 – 11
Devonshire – Mixed – 3 – 11

Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins).
Thames Link Sutton to St Albans via City (Cira 44 Mins).

Buses -

80 - Belmont Via Sutton to Morden Tube.
164 - Sutton to Wimbledon
280 - St Georges Tooting to Belmont Via Sutton
N44 - Trafalgar Sq to Sutton
S1 - Banstead to Mitcham via St Helier Hospital
S3 - Belmont to New Malden Via Sutton

Pointers

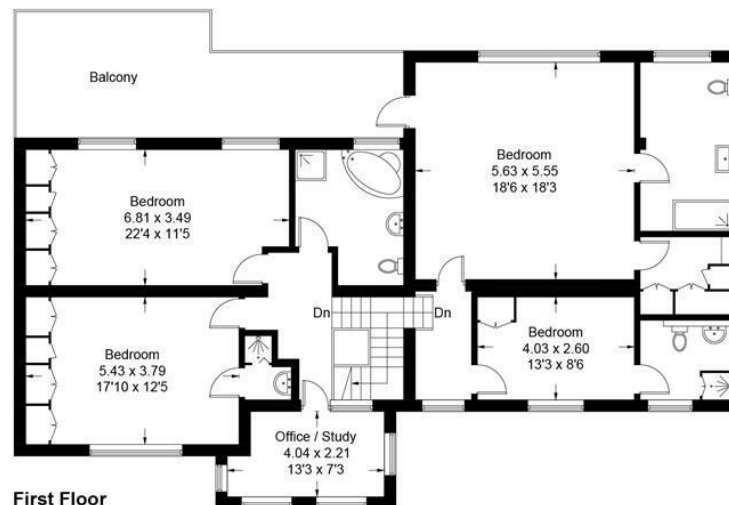
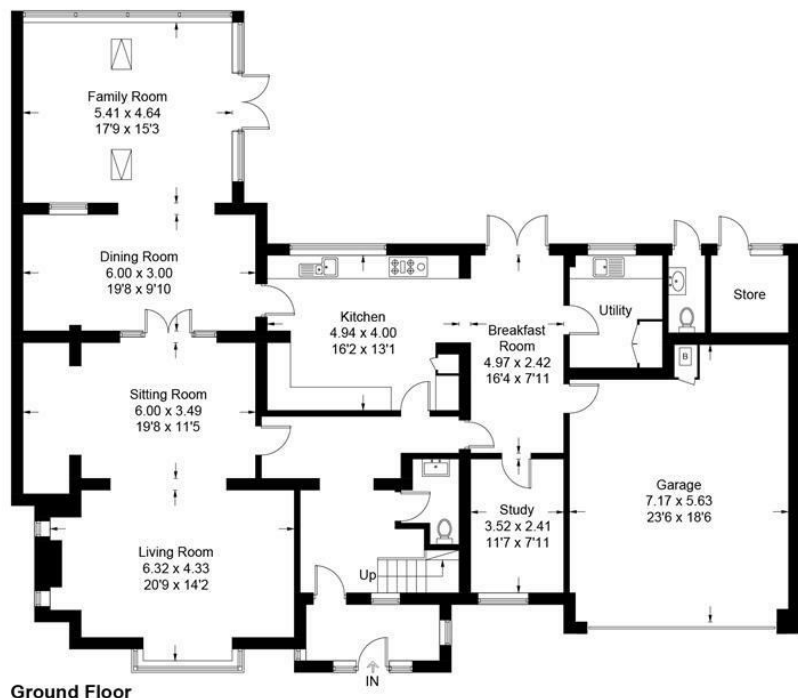
- Over 4000 Sq Ft - Double Garage - Gated Entrance - Five Bedrooms
- Four Bathrooms and Dressing Room - Six Reception Rooms - 0.32 Of An Acre – Affluent Location - Greater London/Surrey

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 = 367.2 sq m / 3952 sq ft
 (Including Garage)
 External WC / Store = 6.4 sq m / 69 sq ft
 Total = 373.6 sq m / 4021 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. (ID1109340)

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