

WILLIAMS
HARLOW
FOR SALE

020 8642 5316 williamsharlow.co.uk

Sandy Lane, South Cheam,
Offers In Excess Of £1,750,000 - Freehold



6



3



4

WILLIAMS
HARLOW











Williams Harlow Cheam - Quite simply an opportunity not to be missed! A house which has been admired by passing neighbours for many years and one which is an open expression of achievement. Effortlessly delivering modern, practical family living in which to grow and flourish. Points to note include annex, luxury kitchen, show gardens to front/back, double bedrooms and grand reception hallway. Absolutely must be seen.

The Property

A handsome Burton built house which is glorious in nature and aspirational in promise. Proudly confident in its surroundings, the frontage is super charming and very alluring. Originally built circa 1930, the house has since been modernised and added to produce a luxury family home where multiple generations can co exist in harmony. Total accommodation comprises six bedrooms, four reception rooms including the conservatory, three bathrooms, two separate lavatories, kitchen dining room and secondary kitchen to annex, and an ultra impressive grand hallway. Highlights include, the kitchen which has recently been stylishly modernised and acts as an excellent heart of the home and the bedrooms which are all doubles. The flexibility and practicality of the layout offers extra dimension to busy lifestyles, elderly parents, teenage children or staying guests.

Outdoor Space

Plot measuring some 60 ft wide and 254ft in length; 0.34 of an acre. Without doubt the gardens are considered some of the most impressive seen in South Cheam. It has taken years of investment and time to produce as near a show garden as this one. Absolutely needs to be seen.

The Local Area

Cheam Village is superb and if you haven't visited, you must. Unlike many other Surrey towns, Cheam offers excellent Zone 5, oyster card and freedom pass compatible commuting links, A thriving high street with plentiful independent shops and crafts as well as the national chains, excellent schooling and vast 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 and people watching or catching up with friends. 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 equestrian pursuits.

Vendor Thoughts

"We knew we wanted to buy this house from the moment we saw the kitchen. That was many years ago now and we now seek a downsize within the same area"

Why You Should View

We are incredibly honoured to represent this house as it encompasses everything good about South Cheam. Our feeling is that the next owner will settle quickly and enjoy many years here. The whole family are well served with schools, transport, shops/restaurants and an all round sense of security. Lastly the annex can produce income from letting to tenants and has done so previously.

Features

Six Bedrooms - Annex Type Feature With Secondary Kitchen - Detached - Kitchen Dining Room - Grand Hallway - Three Bathrooms - Show Gardens to Front and Back - South Cheam - Lots Of Off Street Parking - Four Reception Rooms

Benefits

Walk to Banstead Downs and Cuddington Golf Courses - Walk to Cheam Train Stn - Walk to Cheam Village - Walk to Nonsuch Grammar School - Walk to Cuddington Croft - Walk

to Nuffield Health - House Guests In Style - House Multi Generation Relatives -

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

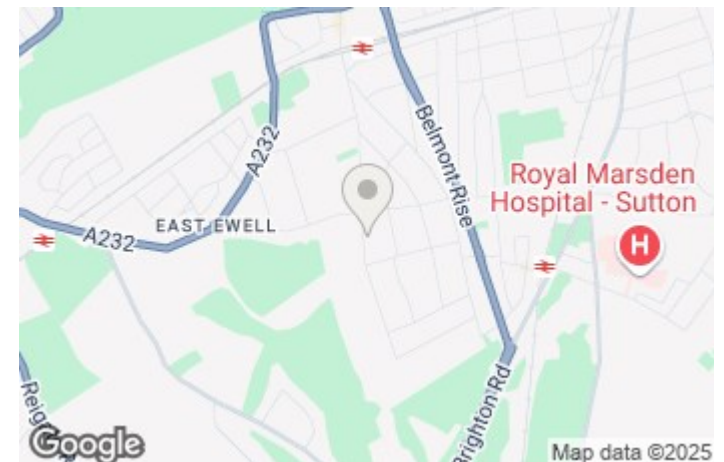
Local Transport

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

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

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.

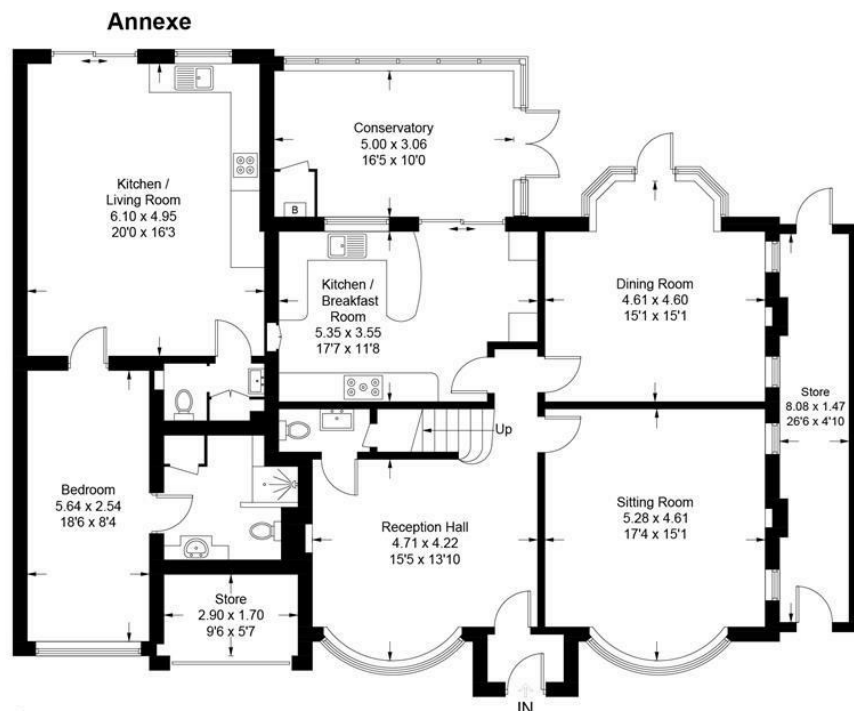
Approximate Gross Internal Area = 262.7 sq m / 2827 sq ft

(Including Annexe)

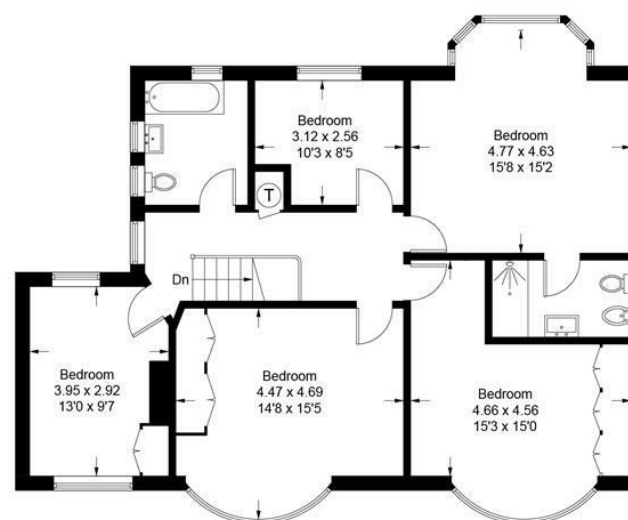
Summer House = 11.9 sq m / 128 sq ft

Stores = 16.5 sq m / 178 sq ft

Total = 291.1 sq m / 3133 sq ft



Ground Floor



First Floor

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. (ID1163456)

www.bagshawandhardy.com © 2025

WILLIAMS
HARLOW