



Downs Side, South Cheam,
Offers In Excess Of £1,650,000 - Freehold



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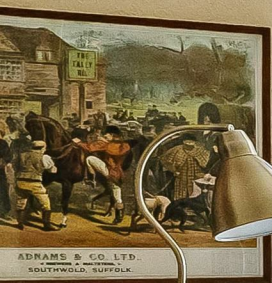
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Williams Harlow Cheam - Sweeping aside all pretenders and substitutes - This is Downs Side. Whether you are actively looking, buying elsewhere or even had no prior moving plans, stop everything and investigate further. Available only once within a generation and representing some of the very best of South Cheam, we recommend you view or enquire with us ASAP.

The Property

A large house packed with potential and one which can be reimagined by the new owner. The accommodation comprises five bedrooms with separate dressing room, two first floor bathrooms, three separate lavatories, four reception rooms, grand entrance hall, and internal porch. The property offers some superb vistas from the rear reception rooms and rear bow window. With an integral garage and separate car port and workshop to the side, car enthusiasts and hobbyists are very well catered for. The décor is homely but requires modernisation, liveable but inspiring toward refreshment.

Outdoor Space

A plot measuring some 100 ft wide and 210 ft long, .49 of an acre. Its a glorious plot crafted over a generation by a keen and ambitious gardener. The house sits comfortably within the grounds and holds court from the road. Accessed via a sweeping driveway which delivers you to the front door passes the immaculate lawns. The rear garden promises much and has the naturally immutable features which make a spectacular garden; wide and deep with Southerly aspect. As a nod to its past, to the side of the property stands a serving practice court, we are informed a former pro tennis player used to live here. It would require some work to bring it back into use but equally impressive as an insight into its rich history.

The 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

"My parents moved to the area due to a job relocation many years ago and the house has shared many happy family memories over a lifetime. Although difficult, the decision has been made to sell and we are sure the house will provide as much fun and sanctuary for the new owner as it has for us"

Why You Should View

A house which defines the very best of South Cheam and one which only comes available generationally. Miss out now and regret it later.

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 Grammar- 11-19

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

Features

Five Bedrooms - Dressing Room - Two Bathrooms - Four Reception Rooms - Detached - Garage - Car Port - Workshop - No Onward Chain - .49 Of An Acre - Carriage Driveway - South Cheam -

Benefits

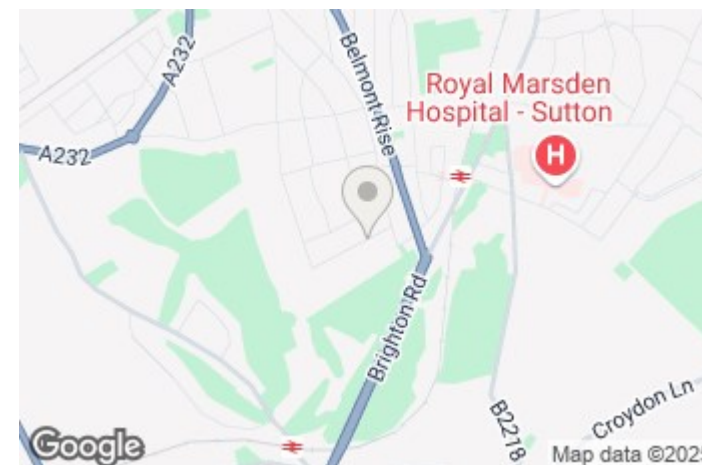
Premier Location - Walking Distance to Golf Courses - Between Two Train Stns Serving Central London - Future Extension Potential for Building STPP - South Facing Garden - Short Drives to A217, A3 AND M25 -

EPC AND COUNCIL TAX

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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,

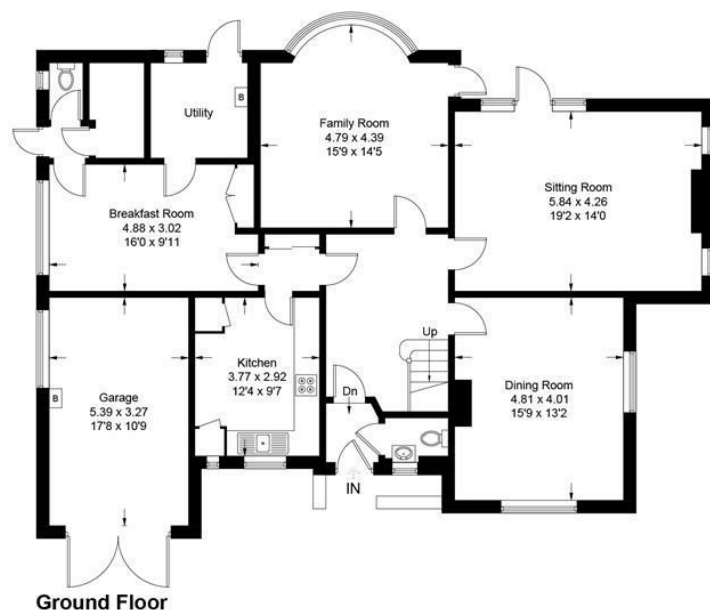
SM3 8BH

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 = 254.0 sq m / 2734 sq ft
Garage / Outbuilding = 41.7 sq m / 449 sq ft
(Including Carport)
Total = 295.7 sq m / 3183 sq ft



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		
	54	69
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. (ID1164206)

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