



Church Farm Lane, Cheam Village,  
Guide Price £600,000 - Freehold



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**WILLIAMS  
HARLOW**























Williams Harlow Cheam – Character and location combined. Ivy Cottage is a pretty period cottage located in the heart of Cheam Village. A harmonious mix of modern everyday needs with the architecture from a much more glamorous era. Charming and practical, this house is a must view.

### The Property

An easy and spacious layout affords a relaxed and homely appeal. Accommodation includes hallway, through lounge, lobby, lavatory, kitchen, landing, three bedrooms and shower room. The third bedroom is a single bed/cot room, (additional suggested uses include hobby room and study) and the sense of space and is balanced by the extra large master bedroom. The modern shower room is preferred by the current vendor and is very luxurious, however should you want to change to a bath it would be an easy fix. Bags of character on offer at every turn and it would offer an instant move in option for any buyer.

### Outdoor Space

Located right in the heart of the village, with views over St Dunstons spire, the property has the rare addition of parking via the front driveway. The current vendor uses the storage shed to the side as an active store and will be similarly helpful for buggies or bikes in the future. The frontage with its curved lounge window is extra pretty. The rear garden is also very pretty and captures the imagination of sleepy summer days with a good book and a cold drink.

### The Area

Taking full advantage of its location, it's a short walk of Cheam Village. Cheam Village is superb. A rich tapestry of community whilst bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The Village centre, offering pubs, restaurants, convenience stores and stunning parks. Within 5 mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

### Vendor Thoughts

“I have owned many houses in Cheam and this has certainly been one of my favourites. I have relished the location, that was the real draw when bought it, and simply wish to down size”

### Why You Should View

A rare addition right in the heart of the village. Walk to all your favourite spots, schools, parks, shops and train stations in moments.

### Features

Three Bedrooms - End Of Terrace - Parking - Charming Rear Garden - Through Lounge - Modern Shower Room - Modern Kitchen - Period Architecture

### Benefits

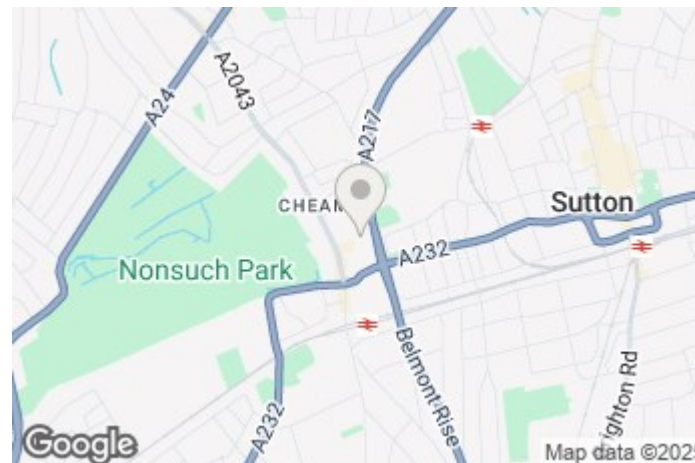
Close to High Street - Close to Nonsuch Park - Close to Cheam Park - Close to Restaurants - Choice of Local Train Stations - Parking

### EPC AND Council Tax

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### Why Williams Harlow

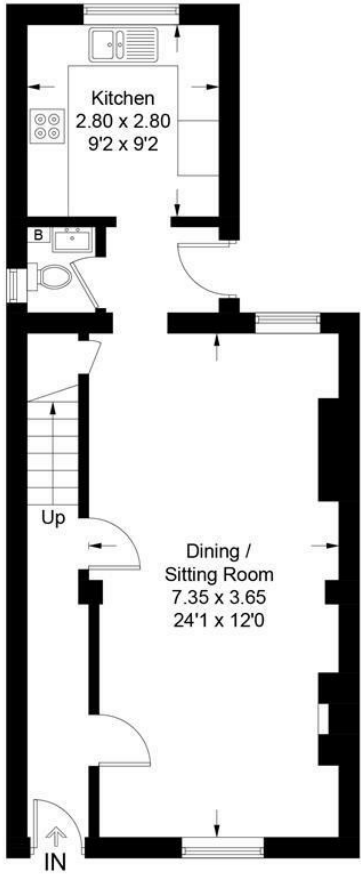
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



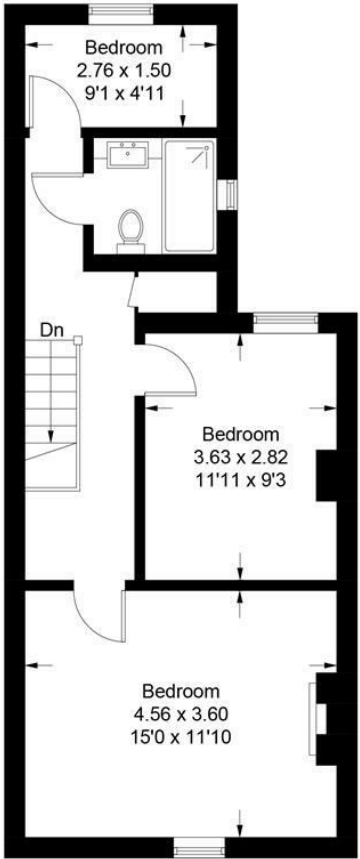


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 92.3 sq m / 993 sq ft



Ground 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. (ID1199259)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(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

