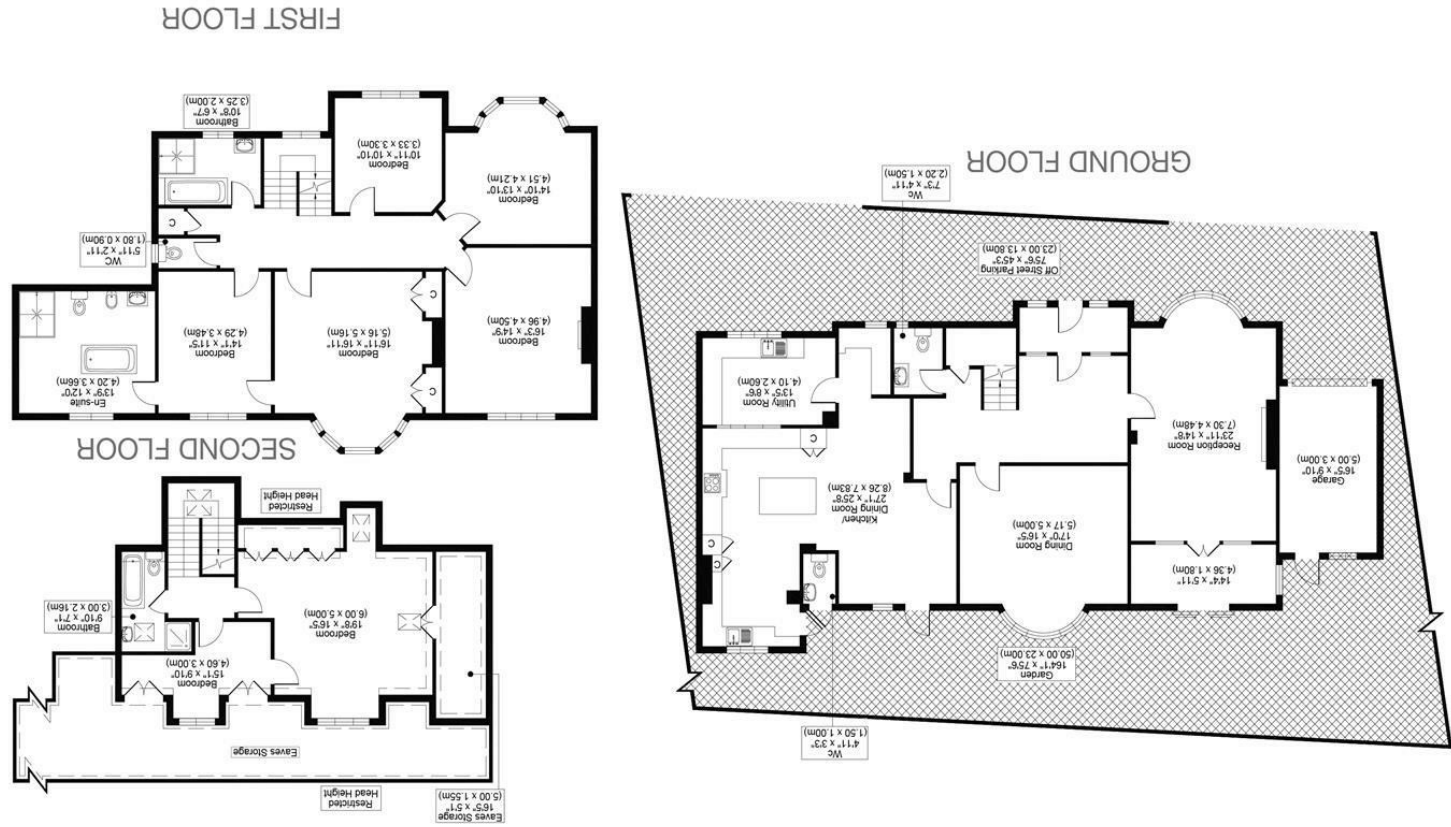




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHEYHAM WAY, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT, EAVES STORAGE AND GARAGE 4259 SQ.FT (395 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT, EAVES STORAGE AND GARAGE 3661 SQ.FT (340 SQ.M)



CHEYHAM WAY, SUTTON SM2 7HX

GUIDE PRICE £1,750,000

** GUIDE PRICE £1,750,000 -£2,000,000**

OCCUPYING AN IMPRESSIVE PLOT IN ONE OF CHEAM'S MOST DESIRABLE RESIDENTIAL ROADS, THIS SUBSTANTIAL DETACHED FAMILY HOME OFFERS OVER THREE FLOORS OF BEAUTIFULLY PROPORTIONED ACCOMMODATION, A MAGNIFICENT REAR GARDEN EXTENDING TO APPROXIMATELY 165FT WITH UNINTERRUPTED VIEWS ACROSS THE ADJOINING SPORTS GROUNDS, AND A SWEEPING CARRIAGE DRIVEWAY PROVIDING EXTENSIVE OFF-STREET PARKING.

THE HEART OF THE HOME IS THE EXCEPTIONAL KITCHEN/BREAKFAST ROOM, COMPLETE WITH A LARGE CENTRAL ISLAND AND AMPLE SPACE FOR EVERYDAY FAMILY LIVING. THIS FLOWS EFFORTLESSLY INTO THE FORMAL DINING ROOM, WHILE AN ELEGANT RECEPTION ROOM PROVIDES A SUPERB SETTING FOR ENTERTAINING. A SEPARATE UTILITY ROOM, GROUND FLOOR CLOAKROOM AND INTEGRAL GARAGE FURTHER ENHANCE THE PRACTICALITY OF THIS EXCEPTIONAL HOME.

THE FIRST FLOOR COMPRISES FIVE GENEROUSLY PROPORTIONED BEDROOMS, INCLUDING A SUPERB PRINCIPAL SUITE WITH EN-SUITE BATHROOM, ALONGSIDE A BEAUTIFULLY APPOINTED FAMILY BATHROOM AND SEPARATE WC. THE SECOND FLOOR PROVIDES TWO FURTHER BEDROOMS AND AN ADDITIONAL FAMILY BATHROOM, MAKING IT IDEAL FOR LARGER FAMILIES, GUESTS OR THOSE SEEKING FLEXIBLE ACCOMMODATION.

EXTERNALLY, THE PROPERTY TRULY EXCELS. THE SUBSTANTIAL REAR GARDEN ENJOYS A WONDERFUL OPEN OUTLOOK ACROSS THE NEIGHBOURING SPORTS GROUNDS, CREATING AN EXCEPTIONAL SENSE OF PRIVACY AND TRANQUILLITY RARELY FOUND. TO THE FRONT, THE IMPRESSIVE CARRIAGE DRIVEWAY PROVIDES EXTENSIVE PARKING AND ENHANCES THE HOME'S STRIKING KERB APPEAL.

OFFERING OUTSTANDING FAMILY ACCOMMODATION, BEAUTIFUL CHARACTER, AN EXCEPTIONAL PLOT AND ONE OF THE AREA'S MOST SOUGHT-AFTER LOCATIONS, THIS IS A RARE OPPORTUNITY TO ACQUIRE A TRULY DISTINGUISHED FAMILY HOME.

- IMPRESSIVE DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- SWEEPING CARRIAGE DRIVEWAY WITH EXTENSIVE OFF-STREET PARKING
- FIVE FIRST-FLOOR BEDROOMS PLUS TWO FURTHER SECOND-FLOOR BEDROOMS
- MAGNIFICENT REAR GARDEN WITH VIEWS ACROSS SPORTS GROUNDS
- INTEGRAL GARAGE, UTILITY ROOM AND SUPERB FAMILY LIVING SPACE
- COUNCIL TAX BAND: G
- EPC RATING: E

