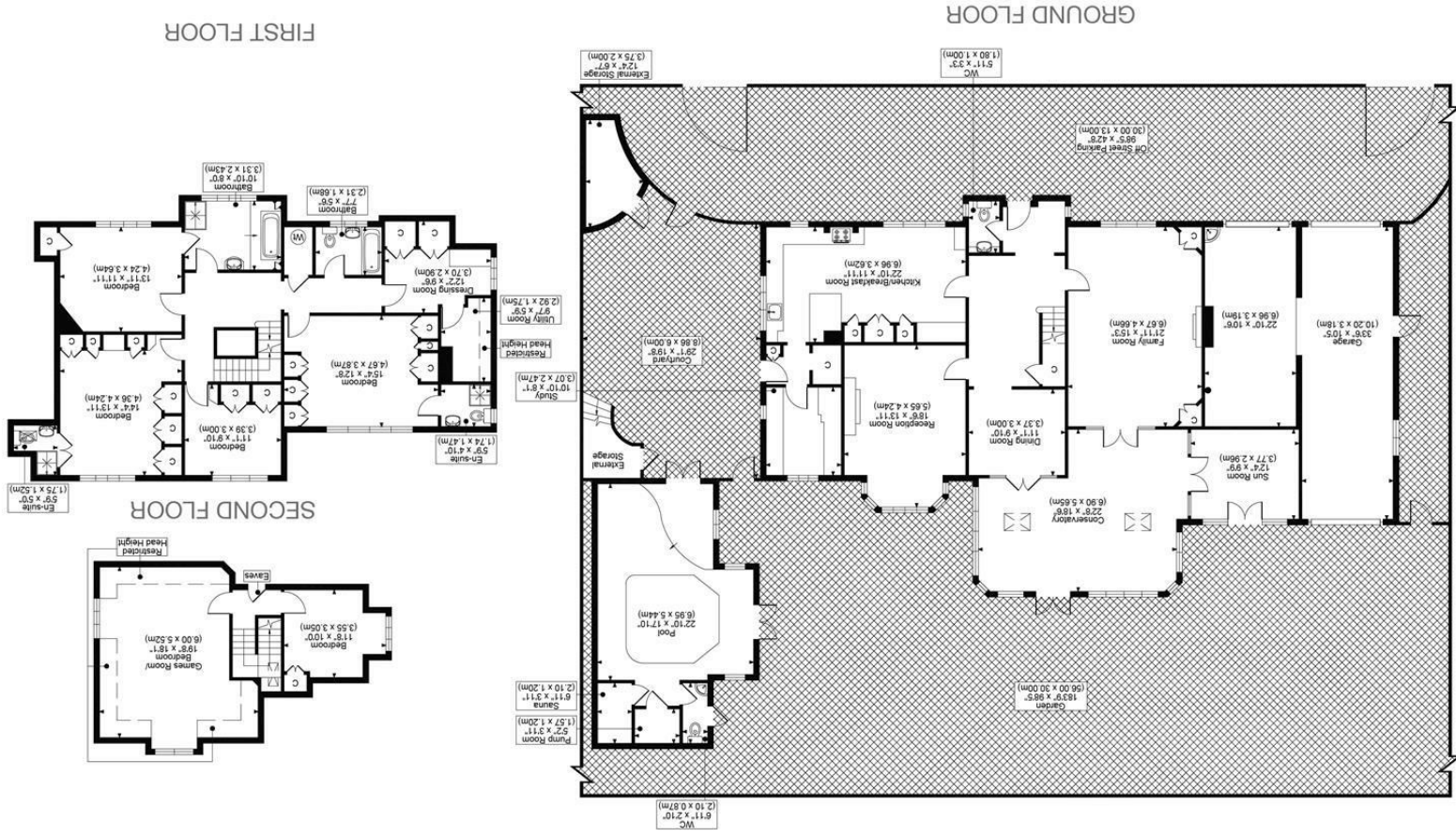




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING 4822 SQ.FT (448 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING 3619 SQ.FT (336 SQ.M)  
 CUDDINGTON WAY, SM2



# CUDDINGTON WAY, SUTTON SM2 7JA

GUIDE PRICE £2,300,000

SET BEHIND A GATED CARRIAGE DRIVEWAY ON ONE OF THE AREA'S MOST PRESTIGIOUS PRIVATE ROADS, THIS SUBSTANTIAL FAMILY HOME ENJOYS BEAUTIFUL GOLF COURSE VIEWS, EXCEPTIONAL PRIVACY AND GROUNDS EXTENDING TO OVER HALF AN ACRE.

THIS IMPRESSIVE HOME BOASTS SUBSTANTIAL ACCOMMODATION ARRANGED ACROSS THREE FLOORS. THE GROUND FLOOR PROVIDES A WEALTH OF LIVING AND ENTERTAINING SPACE, INCLUDING A GENEROUS FAMILY ROOM, ELEGANT RECEPTION ROOM, FORMAL DINING ROOM AND SPACIOUS KITCHEN/BREAKFAST ROOM. A STUNNING CONSERVATORY OVERLOOKS THE REAR GARDEN, WHILE A SEPARATE STUDY, UTILITY ROOM AND EXTENSIVE GARAGING FURTHER ENHANCE THE PRACTICALITY OF THE HOME.

THE FIRST FLOOR OFFERS FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING A SUPERB PRINCIPAL BEDROOM WITH EN-SUITE FACILITIES, ALONGSIDE A SEPARATE DRESSING ROOM. A FURTHER BEDROOM BENEFITS FROM AN EN-SUITE, WHILE ANOTHER ENJOYS DIRECT ACCESS TO A FAMILY BATHROOM, CREATING AN IDEAL GUEST SUITE. THE REMAINING BEDROOMS ARE SERVED BY AN ADDITIONAL FAMILY BATHROOM. THE SECOND FLOOR PROVIDES FURTHER VERSATILE ACCOMMODATION, CURRENTLY ARRANGED AS A GAMES ROOM AND ADDITIONAL BEDROOM.

A STANDOUT FEATURE OF THIS REMARKABLE HOME IS THE DEDICATED LEISURE COMPLEX, COMPRISING AN INDOOR SWIMMING POOL AND SAUNA, CREATING A LUXURIOUS ENVIRONMENT FOR YEAR-ROUND ENJOYMENT.

EXTERNALLY, THE BEAUTIFULLY MAINTAINED GROUNDS EXTEND TO OVER HALF AN ACRE, BACKING DIRECTLY ONTO THE GOLF COURSE AND PROVIDING EXCEPTIONAL PRIVACY. THE GATED CARRIAGE DRIVEWAY OFFERS EXTENSIVE PARKING AND AN IMPRESSIVE SENSE OF ARRIVAL.

COMBINING SUBSTANTIAL ACCOMMODATION, OUTSTANDING LEISURE FACILITIES AND ONE OF THE AREA'S MOST SOUGHT-AFTER PRIVATE ROAD LOCATIONS, THIS EXCEPTIONAL RESIDENCE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A TRULY OUTSTANDING FAMILY HOME.

- MAGNIFICENT PLOT EXTENDING TO OVER HALF AN ACRE
- GATED CARRIAGE DRIVEWAY WITH EXTENSIVE PARKING
- FIVE/SIX BEDROOMS ARRANGED OVER THREE FLOORS
- MULTIPLE RECEPTION ROOMS, CONSERVATORY AND STUDY
- EXTENSIVE GARAGE AND BEAUTIFULLY MAINTAINED GROUNDS
- EPC RATING D
- COUNCIL TAX BAND H

