

High View, Cheam

V&H HOMES

High View

Cheam, Sutton

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- South Cheam Location
- Four Bedrooms
- Master Ensuite and Dressing Room
- 42 ft kitchen/Dining/Living Room
- Lounge/Games Room
- Snug/Office
- Integral Garage
- Landscaped Garden
- Catchment for Sought After Schools

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An exceptional and beautifully extended residence, set within the highly coveted South Cheam area, offering impeccably appointed, high-specification accommodation throughout. This elegant home comprises four bedrooms, two luxurious bathrooms, two reception rooms and an impressive open-plan kitchen/dining/family space spanning the rear. The area is renowned for its outstanding schools, including Sutton Grammar and Nonsuch High.

A spacious and welcoming entrance hall sets the tone, leading to two front-aspect reception rooms: a lounge/games room and a stylish snug/home office. To the rear, the magnificent family and dining area enjoy delightful garden views through expansive bi-fold doors and flows seamlessly into a bespoke fitted kitchen, featuring a central island and integrated appliances. This superb space is further enhanced by a generous utility room and an elegantly appointed downstairs cloakroom.

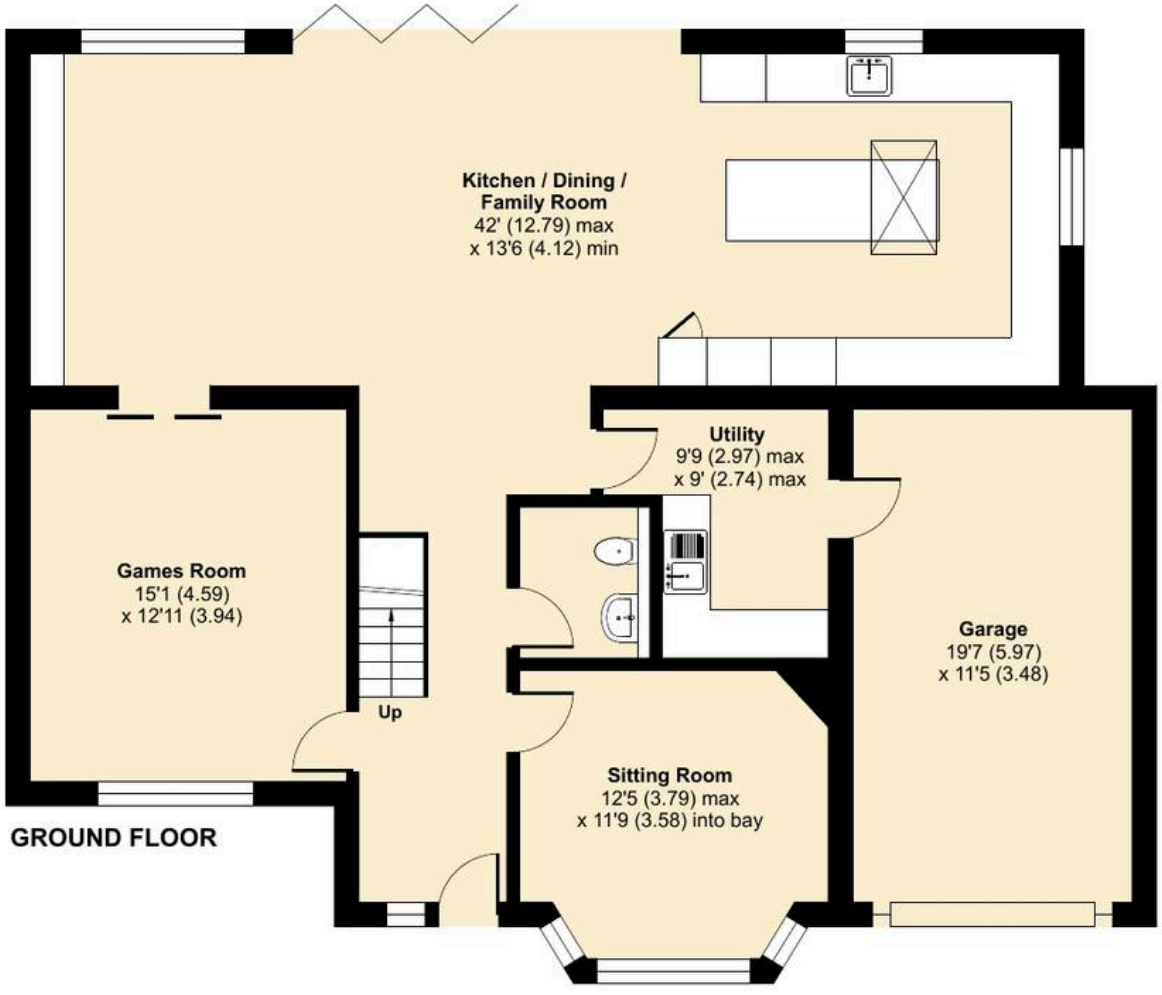
Upstairs, the principal bedroom suite offers a tranquil retreat, complete with a dressing area with a range of fitted wardrobes, as well as a beautifully finished en suite. Three further generously proportioned bedrooms, all with fitted wardrobes, are served by a pristine family bathroom, thoughtfully designed with both bath and separate shower.

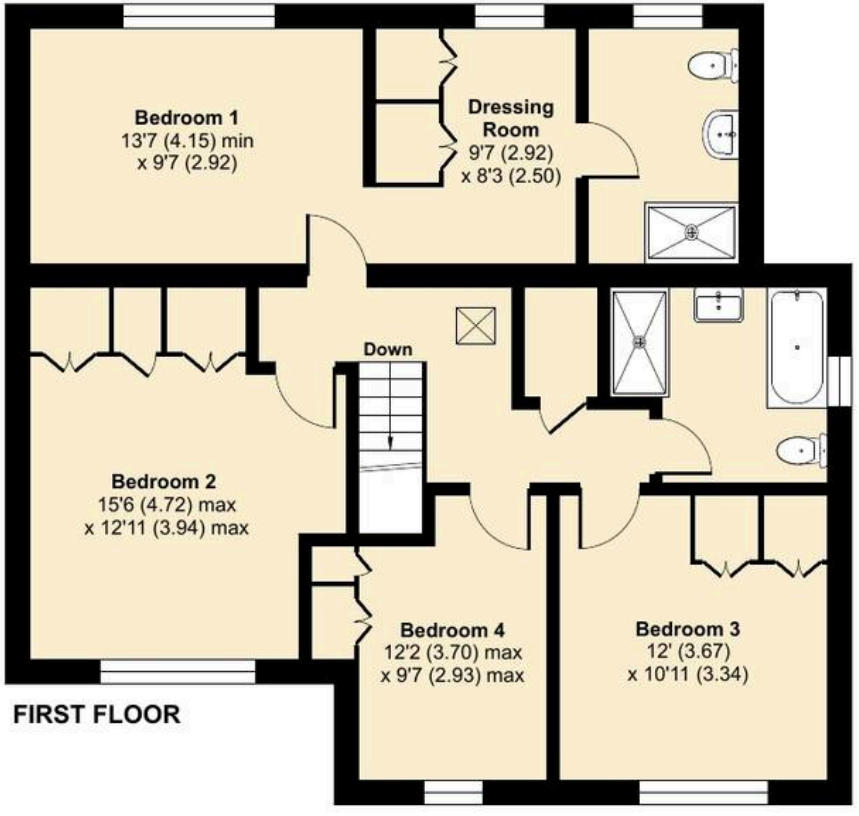
Externally, the landscaped garden features a shaped terrace. To the front, a smart driveway provides access to an integral garage with an electric door.

The property is perfectly located for a selection of highly regarded schools, as well as the amenities of Cheam Village and the expansive green spaces of Nonsuch Park.

High View, Cheam, Sutton, SM2

Approximate Area = 2099 sq ft / 195 sq m
Garage = 229 sq ft / 21.2 sq m
Total = 2328 sq ft / 216.2 sq m
For identification only - Not to scale





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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for V&H Homes. REF: 1450145