




HENLEY HOMES

6 Shirley Avenue | South Cheam
Surrey | SM2 7QR



There are houses that offer space, and there are homes that define family living. Shirley Avenue is undoubtedly one of the latter. Occupying a prime position on one of Cheam's most prestigious residential roads, this outstanding detached residence has been beautifully designed for modern family life. Offering over three floors of impeccably presented accommodation, the property effortlessly combines elegant interiors with exceptional entertaining space, creating a home that is as practical as it is luxurious. At its heart lies a magnificent open-plan kitchen, dining and family room, where expansive bi-fold doors blur the lines between inside and out, opening onto a beautifully landscaped south-west facing garden. Whether hosting summer gatherings beside the heated swimming pool or enjoying quieter family moments, every space has been thoughtfully designed to enhance everyday living. The first floor provides four generous double bedrooms, each benefiting from its own beautifully appointed en-suite bathroom. The principal suite offers a true sense of luxury, complete with an impressive dressing area featuring bespoke hanging space and a dedicated make-up station. Outside, the lifestyle continues. Beyond the extensive terraces and mature gardens sits a fully self-contained one-bedroom annex with its own sauna, providing exceptional versatility for multi-generational living, guest accommodation, independent working or a private wellness retreat. From the attractive frontage and generous driveway to the integral garage and stunning rear garden, every aspect of this exceptional home has been carefully considered. Rarely does a property combine such generous family accommodation with outstanding leisure facilities in one of Cheam's most desirable locations. This is far more than simply a house it is a home designed to be enjoyed for generations to come.

The Heart of the Home

The beautifully appointed kitchen has been designed for both everyday family life and entertaining on a grand scale. Finished with an extensive range of contemporary cabinetry, quality integrated appliances and generous work surfaces, it offers style without compromising practicality. The spacious dining and family area provides ample room for large gatherings, whilst the adjoining utility room and downstairs cloakroom ensure the home functions effortlessly behind the scenes. Flooded with natural light throughout the day, this impressive space is undoubtedly where family and friends will naturally come together.





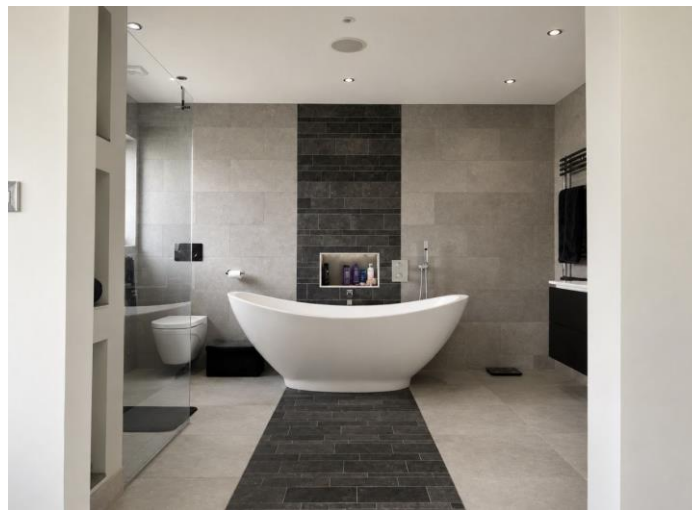
Designed for Living

Beautifully arranged over three floors, the accommodation has been designed to maximise natural light and create an effortless flow between formal and informal living spaces. A generous reception room offers a sophisticated setting for relaxing or entertaining, whilst the spectacular kitchen and dining room forms the true heart of the home. Large bi-fold doors span most the rear elevation, seamlessly connecting the interior with the landscaped south-west facing garden beyond, creating wonderful indoor-outdoor living throughout the warmer months.



Private Spaces

The first floor offers three exceptional double bedrooms, each benefiting from its own beautifully appointed en-suite bathroom, providing privacy and comfort for every member of the family. The magnificent principal suite enjoys the luxury of a bespoke dressing area, complete with extensive hanging space and a dedicated make-up station, creating a true boutique hotel experience. Every bedroom has been carefully designed to offer generous proportions, abundant natural light and a calm, relaxing atmosphere. The third floor has an incredibly large bedroom with eaves storage and a wonderfully bright en-suite.





Accommodation

- Four double bedrooms • Four en-suite bathrooms • Principal suite with bespoke dressing area • Spacious reception room • Luxury open-plan kitchen/dining/family room • Utility room • Downstairs cloakroom • Integral garage • South-west facing landscaped garden • Heated outdoor swimming pool • Self-contained one-bedroom annex • Sauna • Driveway parking



A Rare Opportunity

Exceptional family homes of this calibre are seldom available. Combining beautifully proportioned accommodation with outstanding leisure facilities, luxurious bedroom suites and a stunning south-west facing garden, this remarkable residence offers everything required for modern family living. A truly special home in one of Cheam's finest residential locations





Outside

The beautifully landscaped south-west facing rear garden provides an outstanding setting for entertaining, relaxing and family life. A substantial heated swimming pool forms the centrepiece of the garden, surrounded by generous terraces ideal for summer dining and entertaining. Beyond, a fully self-contained one-bedroom annex offers exceptional flexibility as guest accommodation, independent living or a home office, while the adjoining sauna creates a private wellness retreat rarely found in residential homes. The expansive garden enjoys sunshine throughout the afternoon and into the evening, making it the perfect place to unwind.



South Cheam

Cheam continues to be one of Surrey's most desirable family locations, offering an outstanding combination of excellent schools, beautiful parks and superb transport connections. The village provides an excellent selection of cafés, restaurants and independent shops, whilst nearby Sutton and Epsom offer extensive shopping and leisure facilities. Outstanding local schools, together with convenient rail services into Central London, make Shirley Avenue an exceptional location for families seeking both lifestyle and connectivity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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