

GOLF SIDE, SOUTH CHEAM SM2 7EZ

WELCOME TO GOLF SIDE, SOUTH CHEAM – AN IMPRESSIVE, DETACHED FAMILY HOME SET WITHIN AN EXCLUSIVE GATED LOCATION, BACKING DIRECTLY ONTO CUDDINGTON GOLF CLUB.

THIS SUBSTANTIAL HOME OFFERS EXPANSIVE AND WELL-BALANCED ACCOMMODATION, PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES MULTIPLE RECEPTION AREAS INCLUDING A GENEROUS RECEPTION ROOM, A SPACIOUS FAMILY ROOM AND A FURTHER RECEPTION ROOM, PROVIDING EXCELLENT FLEXIBILITY FOR BOTH FORMAL ENTERTAINING AND EVERYDAY FAMILY LIFE. THE HEART OF THE HOME IS A STUNNING OPEN-PLAN KITCHEN AND DINING ROOM, OFFERING AN EXCEPTIONAL SPACE FOR SOCIALISING AND FAMILY GATHERINGS, COMPLEMENTED BY A SEPARATE UTILITY ROOM FOR ADDED PRACTICALITY. A STUDY TO THE FRONT OF THE PROPERTY PROVIDES AN IDEAL WORK-FROM-HOME SPACE.

UPSTAIRS, THE PROPERTY OFFERS FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH DRESSING ROOM AND EN-SUITE FACILITIES. THE REMAINING BEDROOMS ARE SERVED BY A FAMILY BATHROOM AND SEPARATE SHOWER ROOM, CREATING COMFORTABLE ACCOMMODATION FOR LARGER FAMILIES OR VISITING GUESTS.

EXTERNALLY, THE PROPERTY ENJOYS A SUBSTANTIAL PRIVATE REAR GARDEN BACKING DIRECTLY ONTO CUDDINGTON GOLF CLUB, OFFERING ATTRACTIVE VIEWS AND A RARE SENSE OF PRIVACY AND OPENNESS. TO THE FRONT, A GATED CARRIAGE DRIVEWAY PROVIDES EXTENSIVE OFF-STREET PARKING AND ACCESS TO THE GARAGE.

COMBINING GENEROUS LIVING SPACE, A PRESTIGIOUS GATED SETTING AND A UNIQUE OUTLOOK OVER THE GOLF COURSE, GOLF SIDE SOUTH REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A SUPERB FAMILY HOME IN ONE OF THE AREA'S MOST DESIRABLE LOCATIONS.

OFFERS IN EXCESS OF £2,500,000

- IMPRESSIVE DETACHED FAMILY HOME WITHIN AN EXCLUSIVE GATED SETTING
- BACKING DIRECTLY ONTO CUDDINGTON GOLF CLUB
- STUNNING OPEN-PLAN KITCHEN AND DINING ROOM
- MULTIPLE RECEPTION ROOMS INCLUDING FAMILY ROOM AND STUDY
- FIVE WELL-PROPORTIONED BEDROOMS INCLUDING A PRINCIPAL SUITE WITH DRESSING ROOM AND EN-SUITE
- LARGE PRIVATE REAR GARDEN WITH ATTRACTIVE GOLF COURSE OUTLOOK
- EPC RATING C
- COUNCIL TAX BAND H

