Oakhurst Rise, Carshalton Beeches,

Guide Price £1,400,000 - Freehold

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WILLIAMS HARLOW

TAKAMAKA

Williams Harlow Cheam - A turn key family home with meticulous design and stunning luxury throughout. Located in a pretty cul-de-sac moments from a riding stable and small holdings, this house has been re imagined by the current vendors during their ownership and the execution of design, layout and practicality is impressive. A house which demands your attention.

The Property - Perfect Execution

Like a swan, graceful beauty above the surface whilst all the hard work goes on unseen. This house makes an impactful first impression and it is certainly a good looking house. The sage windows offer subtle highlights against the Cornish cream render whilst the centralised oak frame porch looks glorious. Inside it is more of the same, effort, love, money, design and planning have created and interior which is characterful and luxurious as well as practical for the everyday. Work from home? Excellent, you can use the study. Like to entertain or spend more time as a family? Superb, you will whittle hours away around the table in the kitchen. Have a growing family or often receive guests? The double bedrooms are serviced by bathrooms with high water pressure and immaculate suites. Do you work hard and want a place of calm? Saunter around the master bedroom suite, complete with dressing room and en-suite bathroom for ultimate me-time. Essentially this house is ripe for those buyers who want a magazine style house but do not have the inclination or ability to undertake such work.

Outside Space - Private Rear Garden

With lots of landscaped parking to the front, the south east rear garden offers the softened planting and seating. Measuring 61 ft and including a raised patio and steps down onto the lawn, the garden will be easy to use and mostly low maintenance.

The Local Area - Local Walks

Carshalton Beeches offers a quaint intermediary option, easy commuting into Central London whilst being on the edge of fields and down land. Lots of interesting local walks and horse paths are close by as well as Carshalton Beeches train station which has direct links into central London. Within the wider Sutton borough, the schooling is excellent and Sutton, Banstead and Wallington town centres offer different shopping experiences.

Why You Should View

Delectable, this house competes on quality and not just sheer size. Those who favour the finer things will know when they see it.

Vendor Thoughts

Emma explains this was "A full house renovation was completed in June 2026, incorporating a two-storey side extension, internal reorganisation of walls and landscaping of front and rear gardens", additionally "We moved from inner city London during Covid and craved the freedom to live and explore. We were amazed to find that within such an easy journey back in and have enjoyed this juxtaposition ever since"

Emma and Chris have kindly provided a full spec list for all the refurbishment which includes colour charts and technical detail included within.

Local Transport

Carshalton Beeches Station 0.7 miles
Sutton (Surrey) Station 1.2 miles
Belmont Station 1.2 miles
Trains - Southern London Victoria/Bridge (From Sutton circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Circa 44 Mins).

Local Schools

Oaks Park High School State School Ofsted: Good 0.2 miles
Barrow Hedges Primary School State School Ofsted: Outstanding 0.3 miles
Stanley Park Infants School State School Ofsted: Good 0.6 miles

Features

Four Double Bedrooms - Detached - Study - Kitchen Dining Room - Three Bathrooms - Dressing Room - Glass Balustrade Stone Patio - Oak Porch - New Roof - Engineered Oak Parquet Floor - Cat6 Ethernet - Quartz Worktops - Under Floor Heating To Bathrooms

Benefits

Immaculate Presentation - Future Proofed Work - Outdoor Walks On Your Doorstep - Walk To Train Station - Drive To Local Town Centres - Sought After Area

EPC And Council Tax

C And F

Walk To

Carshalton Lavender Fields - Carshalton Beeches Train Station - Oaks Park - Oaks Golf Course - Seaton House - Barrow Hedges - Stanley Park Road Schools -

Why Williams Harlow

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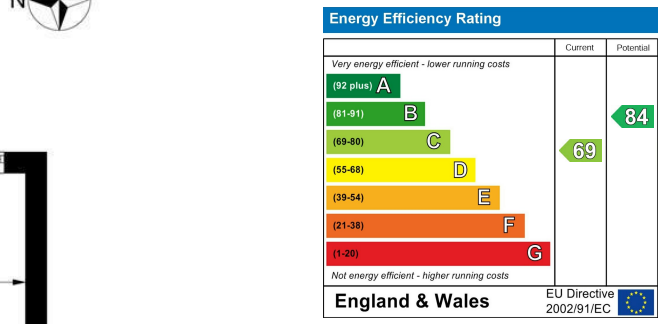
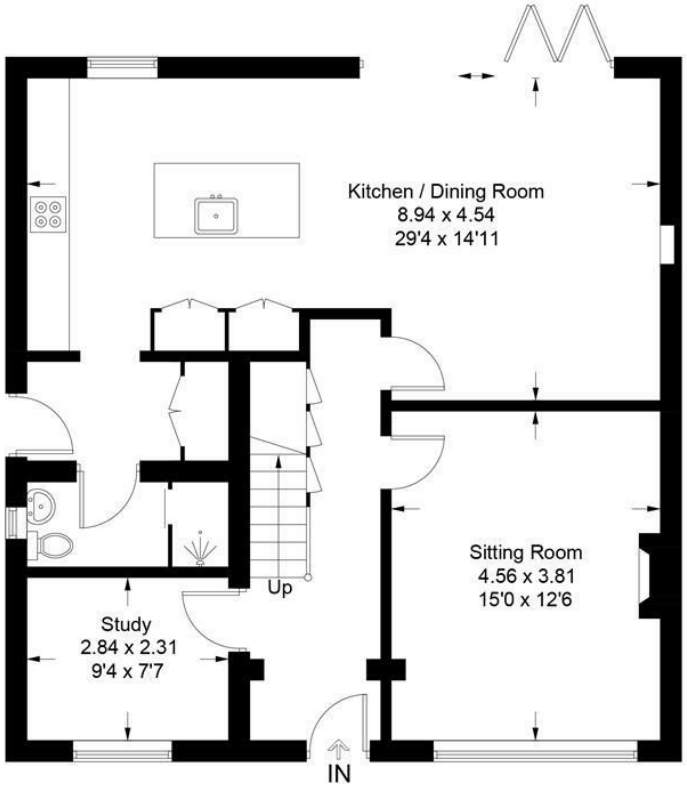
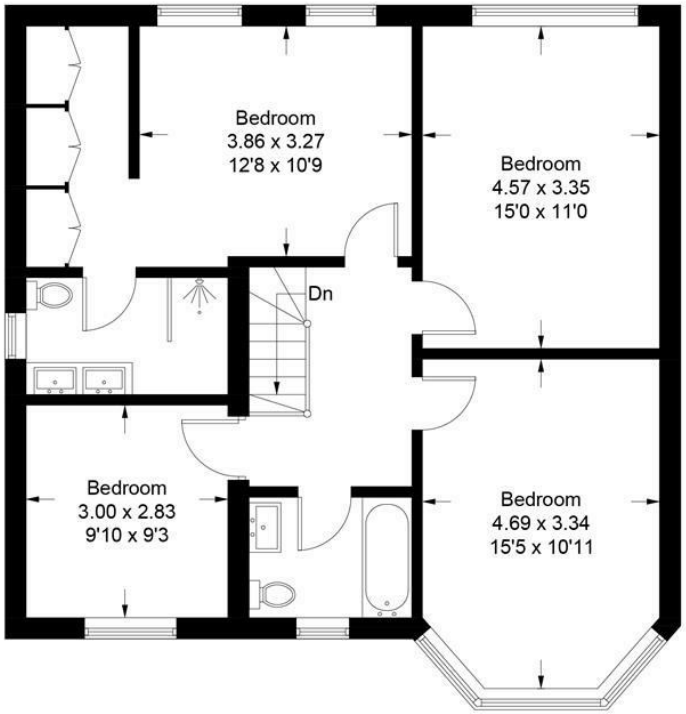
Approximate Gross Internal Area = 161.8 sq m / 1742 sq ft





Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1332112)

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