



Property at a glance

- Impressive detached family home with extensive accommodation of almost 4000 sq. ft.
- We understand the property has planning permission for a substantial conversion of the loft space with dormer windows. Interested parties should contact the local authority to verify the approval particulars.
- Located within a highly prized and exclusive gated private road setting
- Wide frontage with in and out carriage driveway, double garage
- Set amidst secluded gardens of about 0.42 of an acre, backing directly onto Cuddington Golf Club
- South westerly rear aspect, delightful patio with sun awnings and relaxation area
- Five well-proportioned bedrooms and three bathrooms
- The master bedroom suite includes a dressing room and en-suite bathroom
- Fabulous open-plan kitchen/dining room & four well-proportioned reception rooms
- Useful utility room and downstairs wc, large loft space, excellent timber garden store

Setting

The property is set well back from the road behind a wide frontage, featuring an In-and-Out Carriage Driveway providing parking for several vehicles and leading to a Double Garage.

The rear gardens are a particular highlight, enjoying a favoured South-Westerly aspect for maximum afternoon and evening sun. A broad stone terrace with retractable sun awnings extends across the rear elevation, providing an ideal space for al fresco dining and relaxation. Beyond the terrace, the manicured lawns are bordered by mature hedging and specimen trees, providing a high degree of privacy and a seamless backdrop onto the adjacent golf course. The grounds also include a substantial timber garden store.

£2,500,000 Freehold

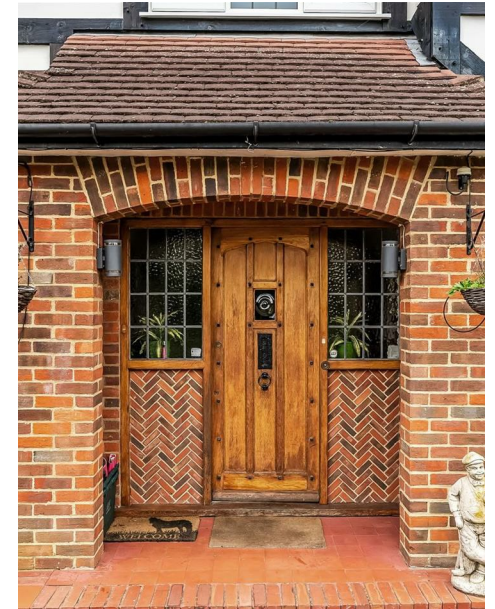
22 Golf Side, Cheam, Sutton, SM2 7EZ

Occupying a generous and secluded plot of approximately 0.42 of an acre, this impressive detached home offers nearly 4,000 sq. ft. of well-appointed living accommodation. Situated within one of the area's most prestigious gated enclaves, the property enjoys a tranquil setting while backing directly onto the verdant fairways of Cuddington Golf Club.

The ground floor is arranged to provide a sophisticated balance between formal entertaining space and comfortable family living. A welcoming entrance hall leads to four distinct reception rooms. The principal Drawing Room and Sitting Room are of particular note, featuring elegant proportions and a seamless flow that lends itself to large-scale hosting. For those requiring a quiet environment for professional use, the Study is well-positioned to the front of the house, while a separate Family Room offers a more relaxed retreat.

The heart of the home is the expansive Open-Plan Kitchen and Dining Room. This bright, triple-aspect space is flooded with natural light via a large central lantern roof and wide bi-folding doors. The kitchen is fitted with a comprehensive range of traditional cabinetry, a central island with breakfast bar, and high-quality integrated appliances. A practical Utility Room and a Guest Cloakroom complete the ground floor offerings.

On the first floor, the accommodation comprises five well-proportioned bedrooms and three bathrooms. The Master Bedroom Suite is an exceptional feature, providing a spacious sanctuary complete with a dedicated Dressing Room and a luxurious En-suite Bathroom featuring a freestanding slipper bath and contemporary tiling. The remaining bedrooms are served by two further well-equipped bathrooms, ensuring ample facilities for a large family. A substantial Loft Space offers further potential for storage or future development, subject to the necessary consents.



Golf Side

Approximate Gross Internal Area = 397.6 sq m / 4280 sq ft
(Including Garage / Excluding Shed)



Ground Floor



First Floor

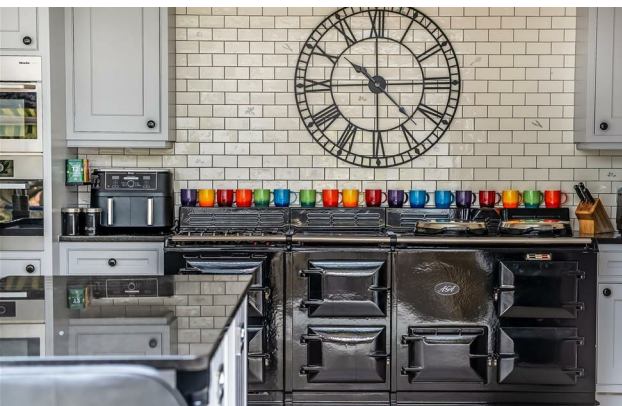
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270950)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
11-20	G		
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			



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