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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



GOLF SIDE, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT 5453 SQ.FT (507 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT 5070 SQ.FT (471 SQ.M)



CHRISTIES



# GOLF SIDE, SOUTH CHEAM SM2 7HA

GUIDE PRICE £3,000,000

WELCOME TO MAGNOLIA – AN EXCEPTIONAL DETACHED RESIDENCE POSITIONED WITHIN ONE OF THE AREA'S MOST PRESTIGIOUS GATED ROADS. SET BEHIND A GATED CARRIAGE DRIVEWAY, YOU WILL FIND A LUXURIOUS MODERN HOME OFFERING EXPANSIVE ACCOMMODATION ALONGSIDE A BEAUTIFULLY LANDSCAPED REAR GARDEN WITH HEATED SWIMMING POOL. FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT, THIS OUTSTANDING HOME HAS BEEN METICULOUSLY DESIGNED FOR CONTEMPORARY FAMILY LIVING AND HIGH-END ENTERTAINING. AT THE HEART OF THE PROPERTY IS A STUNNING OPEN-PLAN KITCHEN AND BREAKFAST ROOM, BEAUTIFULLY APPOINTED AND PERFECTLY SUITED TO MODERN LIFESTYLES. TO THE REAR, AN IMPRESSIVE FAMILY ROOM PROVIDES SUBSTANTIAL ENTERTAINING AND LIVING SPACE WITH EXCELLENT CONNECTION TO THE GARDEN AND OUTDOOR AREAS, WHILE A SEPARATE STUDY/RECEPTION ROOM OFFERS ADDITIONAL VERSATILITY. A GYMNASIUM, UTILITY ROOM AND INTEGRAL GARAGE FURTHER ENHANCE THE PRACTICALITY OF THE HOME. THE UPPER FLOORS PROVIDE EXTENSIVE AND BEAUTIFULLY ARRANGED BEDROOM ACCOMMODATION, INCLUDING A SUPERB PRINCIPAL SUITE COMPLETE WITH A DRESSING ROOM, LUXURIOUS EN-SUITE FACILITIES AND ACCESS TO A PRIVATE ROOF TERRACE OVERLOOKING THE GARDEN. SEVERAL FURTHER BEDROOMS ALSO BENEFIT FROM EN-SUITE BATH OR SHOWER ROOMS, WHILE ONE OF THE TOP FLOOR BEDROOMS FEATURES BIFOLDING DOORS OPENING TO ELEVATED VIEWS ACROSS THE GARDEN, ADDING TO THE SENSE OF LUXURY AND SPACE THROUGHOUT THE HOME. EXTERNALLY, THE PROPERTY ENJOYS A SUBSTANTIAL PRIVATE REAR GARDEN WITH A LARGE, HEATED SWIMMING POOL, CREATING A SPECTACULAR SETTING FOR OUTDOOR ENTERTAINING AND FAMILY ENJOYMENT. TO THE FRONT, THE GATED CARRIAGE DRIVEWAY PROVIDES EXTENSIVE PARKING AND AN IMPRESSIVE SENSE OF ARRIVAL BEFITTING A HOME OF THIS CALIBRE. COMBINING REFINED INTERIORS, EXPANSIVE LIVING SPACE AND AN EXCLUSIVE GATED SETTING, MAGNOLIA REPRESENTS A RARE OPPORTUNITY TO ACQUIRE ONE OF THE AREA'S FINEST HOMES.

- CHAIN FREE
- EXCEPTIONAL DETACHED RESIDENCE WITHIN ONE OF THE AREA'S MOST PRESTIGIOUS GATED ROADS
- STUNNING OPEN-PLAN KITCHEN, BREAKFAST AND FAMILY SPACE
- PRINCIPAL SUITE WITH DRESSING ROOM, LUXURIOUS EN-SUITE AND PRIVATE TERRACE
- MULTIPLE BEDROOMS BENEFITING FROM EN-SUITE BATH/SHOWER ROOMS
- FINISHED TO AN EXCEPTIONAL MODERN SPECIFICATION THROUGHOUT
- COUNCIL TAX BAND H
- EPC RATING C

