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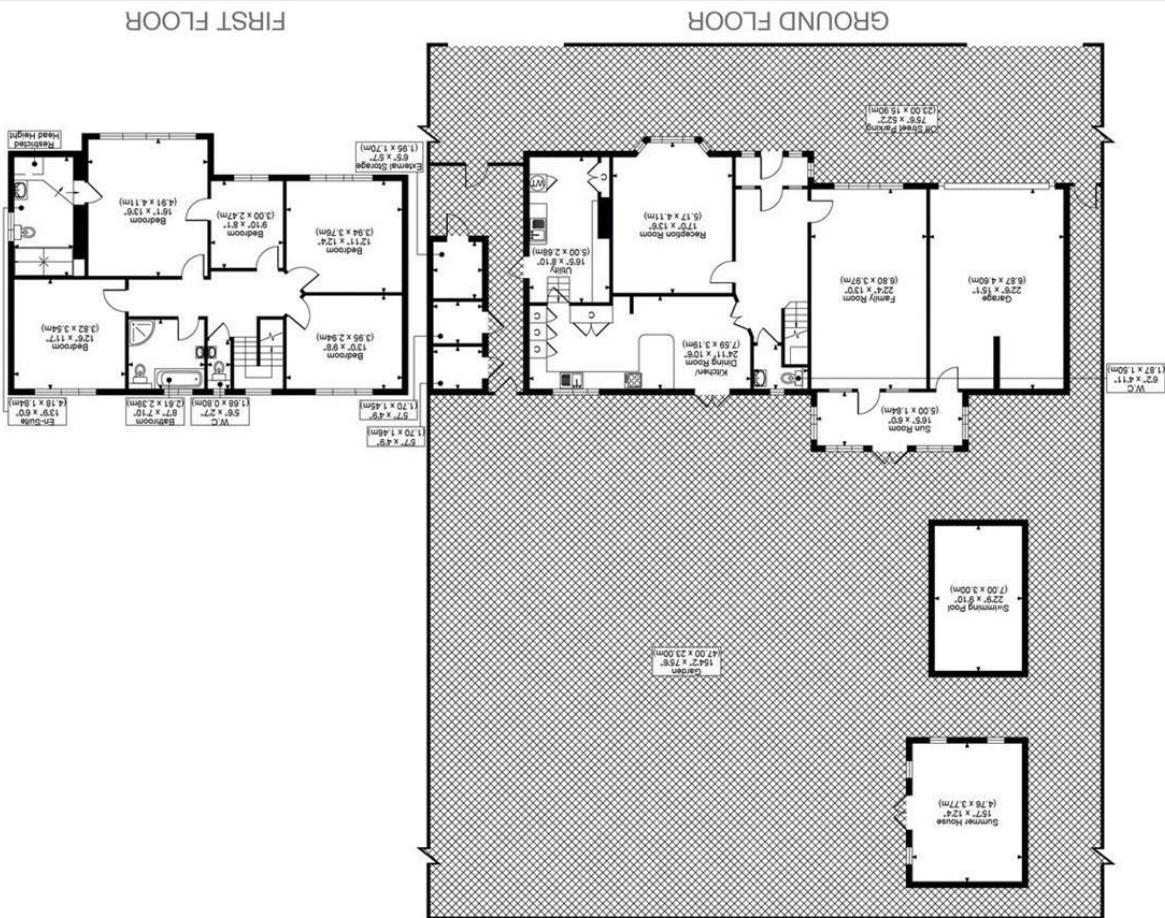
RICS

The Property Ombudsman

CHRISTIES

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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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING/RESTRICTED HEAD HEIGHT 3132 SQ.FT (291 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING/RESTRICTED HEAD HEIGHT 2338 SQ.FT (217 SQ.M)

SANDY LANE, SM2



CHRISTIES



SANDY LANE, SOUTH CHEAM SM2 7ES

GUIDE PRICE £1,750,000

****GUIDE PRICE £1,750,000-£1,850,000****
SITUATED ON ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER ROADS, THIS SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME ENJOYS AN IMPRESSIVE SETTING WITH A SWEEPING CARRIAGE DRIVEWAY, BEAUTIFULLY MAINTAINED GARDENS, AND EXCEPTIONAL FAMILY ACCOMMODATION. THE PROPERTY PERFECTLY BALANCES GENEROUS LIVING SPACE WITH OUTSTANDING LEISURE FACILITIES, CREATING A WONDERFUL HOME FOR MODERN FAMILY LIFE.

THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALL LEADING TO A SPACIOUS FRONT RECEPTION ROOM, WHILE THE HEART OF THE HOME IS THE IMPRESSIVE OPEN-PLAN KITCHEN/DINING ROOM, IDEAL FOR EVERYDAY LIVING AND ENTERTAINING. A GENEROUS FAMILY ROOM OPENS INTO A BRIGHT SUNROOM OVERLOOKING THE GARDEN, COMPLEMENTED BY A SEPARATE UTILITY ROOM, GROUND FLOOR WC AND A SUBSTANTIAL INTEGRAL GARAGE.

THE FIRST FLOOR OFFERS FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING A SPACIOUS PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TOGETHER WITH A MODERN FAMILY BATHROOM AND SEPARATE WC, PROVIDING EXCELLENT ACCOMMODATION FOR GROWING FAMILIES.

OUTSIDE, THE MAGNIFICENT REAR GARDEN IS A TRUE HIGHLIGHT, EXTENDING TO APPROXIMATELY 154FT AND OFFERING AN EXCEPTIONAL DEGREE OF PRIVACY WITH EXTENSIVE LAWNS AND MATURE PLANTING. THE GARDEN ALSO FEATURES A HEATED OUTDOOR SWIMMING POOL AND A DETACHED SUMMER HOUSE, CREATING THE PERFECT SETTING FOR ENTERTAINING, RELAXING, OR ENJOYING FAMILY LIFE THROUGHOUT THE SEASONS.

TO THE FRONT, THE SWEEPING CARRIAGE DRIVEWAY PROVIDES AMPLE PARKING FOR NUMEROUS VEHICLES AND FURTHER ENHANCES THE PROPERTY'S IMPRESSIVE KERB APPEAL.

COMBINING GENEROUS ACCOMMODATION, SUPERB ENTERTAINING SPACE, AND AN OUTSTANDING REAR GARDEN, THIS IS A RARE OPPORTUNITY TO ACQUIRE A DISTINGUISHED FAMILY HOME IN ONE OF SOUTH CHEAM'S MOST DESIRABLE LOCATIONS.

- SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME
- SWEEPING CARRIAGE DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES
- HEATED OUTDOOR SWIMMING POOL
- BEAUTIFUL REAR GARDEN EXTENDING TO APPROXIMATELY 154FT
- EXCELLENT FAMILY HOME WITH EXCEPTIONAL ENTERTAINING SPACE
- COUNCIL TAX BAND G
- EPC RATING B

