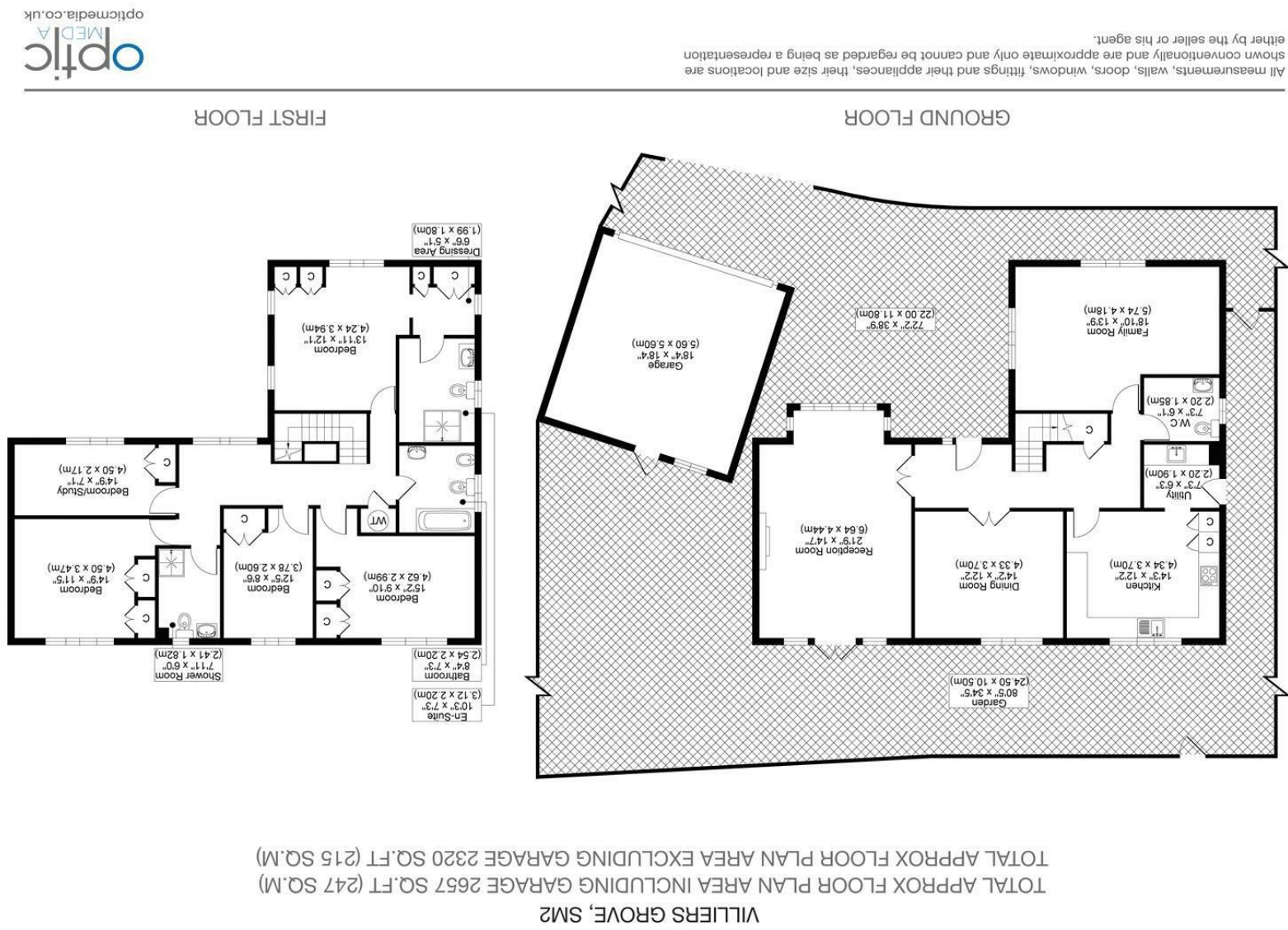




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VILLIERS GROVE, CHEAM SM2 7NN

GUIDE PRICE £1,400,000

****CHAIN FREE** **GUIDE PRICE £1,400,000 - £1,500,000****
WELCOME TO VILLIERS GROVE – AN IMPRESSIVE AND WELL-PRESENTED DETACHED FAMILY HOME SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT IN A PRIME CHEAM LOCATION, BACKING DIRECTLY ONTO CHEAM SPORTS CLUB WITH ATTRACTIVE OPEN VIEWS.
THIS SUBSTANTIAL RESIDENCE OFFERS SPACIOUS AND WELL-BALANCED ACCOMMODATION, IDEAL FOR MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES A GENEROUS PRINCIPAL RECEPTION ROOM WITH ACCESS TO THE GARDEN, A SEPARATE DINING ROOM PERFECT FOR ENTERTAINING, AND AN ADDITIONAL FAMILY ROOM PROVIDING EXCELLENT VERSATILITY. THE WELL-APPOINTED KITCHEN IS COMPLEMENTED BY A UTILITY AREA AND GROUND FLOOR WC, ENSURING PRACTICALITY ALONGSIDE COMFORT.
UPSTAIRS, THERE ARE FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH EN-SUITE FACILITIES AND DRESSING AREA. THE REMAINING BEDROOMS ARE SERVED BY A FAMILY BATHROOM AND SEPARATE SHOWER ROOM, OFFERING FLEXIBLE ACCOMMODATION FOR GROWING FAMILIES, GUESTS, OR HOME WORKING.
EXTERNALLY, THE PROPERTY ENJOYS A PRIVATE REAR GARDEN WITH A DELIGHTFUL OUTLOOK BACKING ONTO CHEAM SPORTS CLUB, CREATING A RARE SENSE OF OPENNESS AND PRIVACY. THE GATED SETTING ENHANCES SECURITY AND EXCLUSIVITY, WHILE A DRIVEWAY AND DETACHED GARAGE PROVIDE AMPLE OFF-STREET PARKING.
COMBINING GENEROUS LIVING SPACE, A PRESTIGIOUS GATED POSITION AND SOUGHT-AFTER VIEWS, VILLIERS GROVE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FAMILY HOME IN ONE OF CHEAM’S MOST DESIRABLE LOCATIONS.

GATE CHARGES TBC

- IMPRESSIVE DETACHED FAMILY HOME WITHIN AN EXCLUSIVE GATED DEVELOPMENT
- ATTRACTIVE OPEN VIEWS TO THE REAR
- WELL PRESENTED THROUGHOUT
- EPC RATING C
- COUNCIL TAX BAND G

