
Butler's
thoughtful estate agency
Chalgrove Road
Sutton, SM2 5JT
Guide price £1,150,000
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Chalgrove Road

Sutton, SM2 5JT

A real rarity to the market, this much-loved detached family home is sure to impress. Nestled in an immensely desirable location within South Sutton, Chalgrove Road will tick so many boxes.
What makes this house so special is the fantastic layout and spacious proportions that run throughout, with the property having been extended during the current owners' long tenure. This means you'll be able to update the house to your own taste without having to undertake expensive structural modifications.
Situated in what is arguably one of the most coveted spots on this leafy road, you'll be close to outstanding local schooling and excellent transport links, giving you the luxury of a quick school run whilst still being able to get into work with ease. Great local amenities are also close by, offering a wonderfully central position whilst still enjoying a quiet and peaceful setting.
Internally, this substantial home benefits from a generous kitchen/breakfast room, with a separate utility room and cloakroom running adjacent. The ground-floor reception spaces are equally impressive, from the large living room with a window overlooking the courtyard, to the dining room running parallel and the family room to the rear, which provides access to and enjoys wonderful views over the rear garden.
Upstairs, five generously sized bedrooms provide wonderful places to catch up on a great night's sleep, with fitted wardrobes in the majority of the rooms. Every bedroom has something different to offer, while two family bathrooms provide excellent practicality, making the house ideally suited to a growing modern family and the changing demands of everyday life.
Outside, this beautiful home has a driveway to the front providing ample off-street parking, leading to an integrated tandem garage. To the rear, the garden is simply stunning and perfect for making the most of the sunshine. The terrace is ideal for get-togethers, whilst the lawn gives children plenty of space for children to play.

GROUND FLOOR

Hallway

Living Room
21'4 x 13' (6.50m x 3.96m)

Dining Room
17'6 x 13' (5.33m x 3.96m)

Cloakroom

Kitchen
12'6 x 10'11 (3.81m x 3.33m)

Utility Room
8'10 x 6'11 (2.69m x 2.11m)

Family Room
22'6 x 17'2 maximum (6.86m x 5.23m maximum)

























FIRST FLOOR

Landing

Bedroom
16'1 x 13' (4.90m x 3.96m)

Bedroom
13'7 x 13' (4.14m x 3.96m)

Bedroom
13' x 11'6 (3.96m x 3.51m)

Bedroom
13'1 x 11'4 (3.99m x 3.45m)

Bedroom
11'6 x 8'10 (3.51m x 2.69m)

Family Bathroom
12'4 x 8'8 maximum (3.76m x 2.64m maximum)

Shower Room
8'3 x 4' (2.51m x 1.22m)

Study/Work Area

OUTSIDE

Driveway

Front Garden

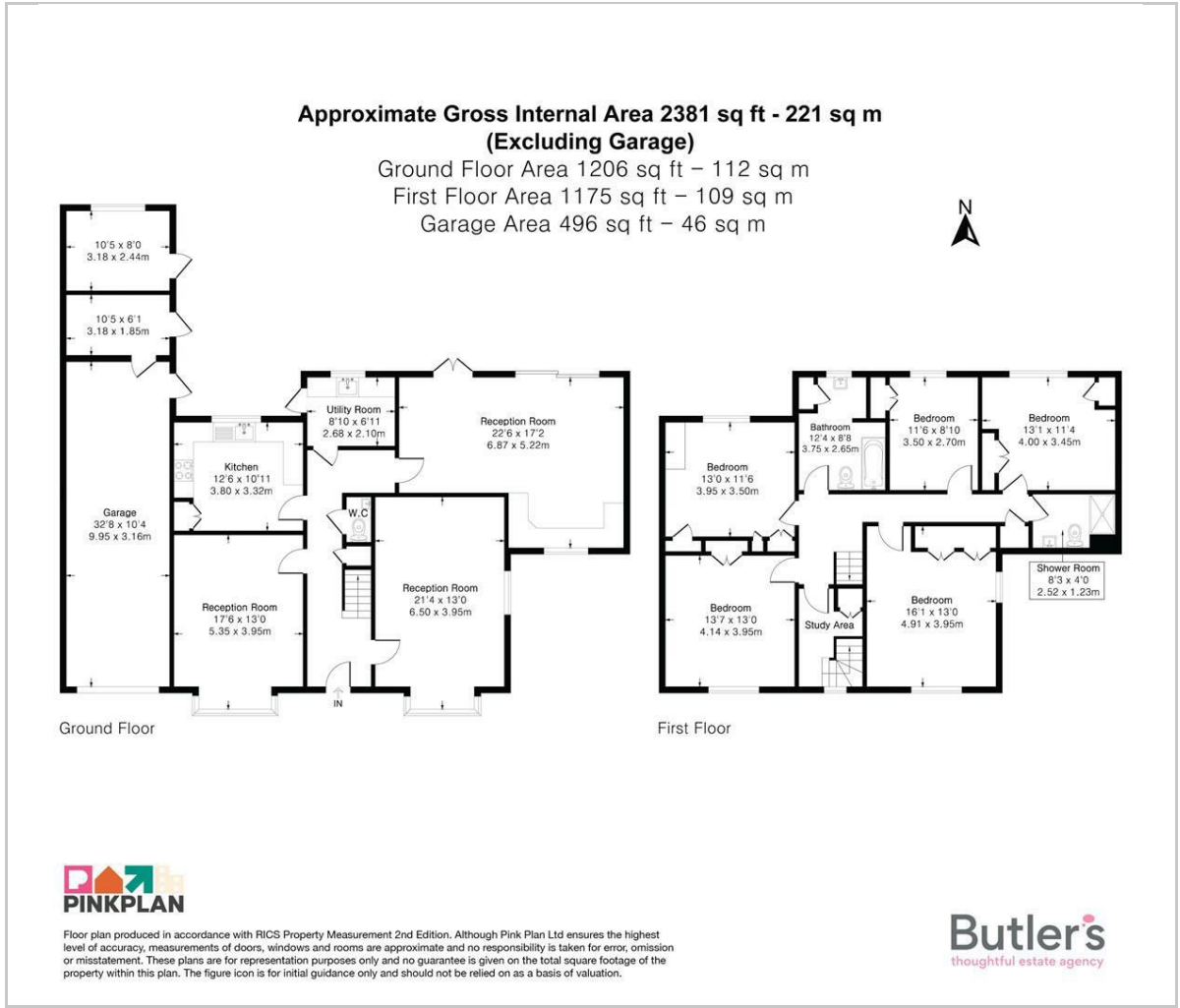
Rear Garden

Tandem Garage
32'8 x 10'4 (9.96m x 3.15m)

Workshop
10'5 x 8' (3.18m x 2.44m)

Store
10'5 x 6'1 (3.18m x 1.85m)

Floor Plan

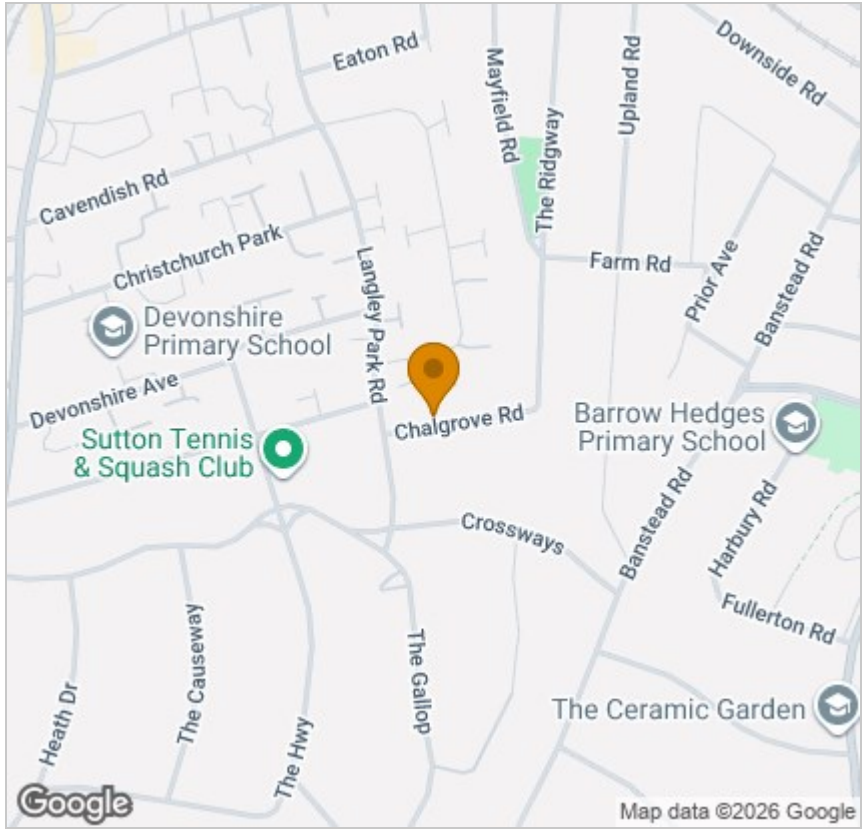


PINKPLAN

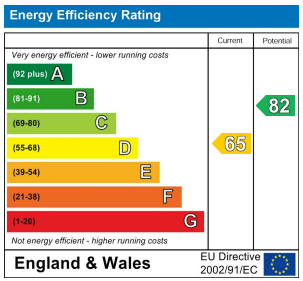
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

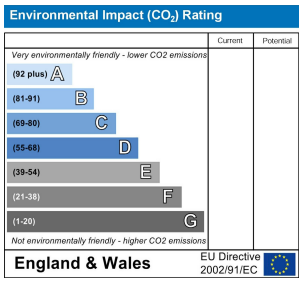
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Area Map



Energy Efficiency Graph





Viewing

Please contact our Butler's Sutton Office on 020 39 170 160
if you wish to arrange a viewing appointment for this property or require further information.

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