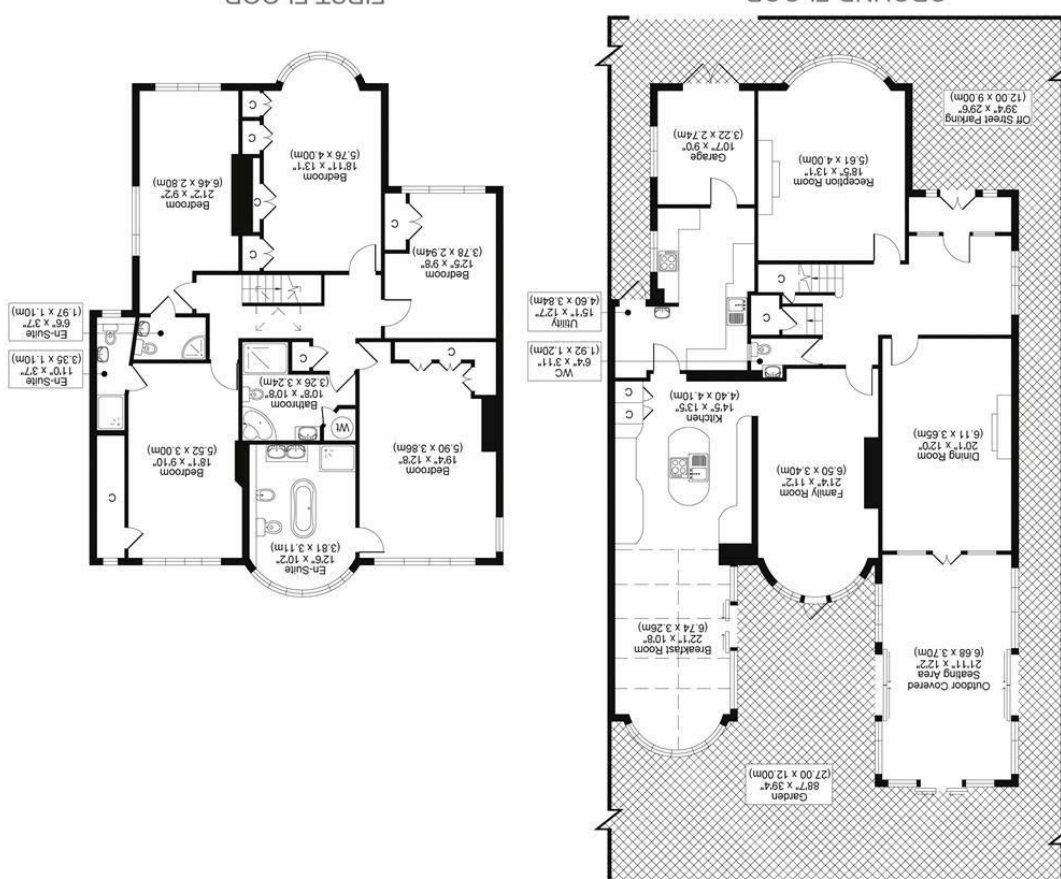


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FIRST FLOOR



WESTCOTT WAY, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTDOOR COVERED SEATING AREA & GARAGE 3335 SQ.FT (310 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTDOOR COVERED SEATING AREA & GARAGE 2977 SQ.FT (277 SQ.M)



WESTCOTT WAY, CHEAM SM2 7JY

GUIDE PRICE £1,500,000

SITUATED ON THE HIGHLY SOUGHT-AFTER WESTCOTT WAY, THIS IMPRESSIVE DETACHED RESIDENCE OFFERS A RARE OPPORTUNITY TO ACQUIRE A HOME OF CHARACTER AND STYLE. EXTENDING TO OVER 3,000 SQ FT, IT PROVIDES GENEROUS AND VERSATILE LIVING SPACE THROUGHOUT.

THE GROUND FLOOR FEATURES FOUR BEAUTIFULLY APPOINTED RECEPTION ROOMS, IDEAL FOR ENTERTAINING OR FAMILY LIFE, ALONG WITH A STUNNING GARDEN ROOM THAT OPENS ONTO THE LANDSCAPED GARDENS, CREATING A WONDERFUL INDOOR-OUTDOOR FLOW.

UPSTAIRS, THERE ARE FIVE SPACIOUS BEDROOMS, THREE WITH LUXURIOUS EN-SUITE BATHROOMS, OFFERING COMFORT AND PRIVACY FOR ALL.

OUTSIDE, THE HOME BENEFITS FROM A LARGE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES, AND BEAUTIFULLY MAINTAINED GARDENS THAT OFFER A PEACEFUL RETREAT IN THIS DESIRABLE LOCATION.

BLENDING TIMELESS ELEGANCE WITH MODERN CONVENIENCE, THIS EXCEPTIONAL WESTCOTT WAY PROPERTY IS AN IDEAL FAMILY HOME AND A RARE FIND IN ONE OF THE AREA'S MOST SOUGHT-AFTER SETTINGS.

- OVER 3000 SQFT OF SPACE
- 4/5 RECEPTION ROOM'S
- 5 GENEROUS BEDROOMS, THREE WITH ENSUITES
- HISTORIC HOUSE
- COUNCIL TAX BAND G
- EPC RATING: D

