



High View, Sutton SM2 7DY

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High View Sutton SM2 7DY

An exceptional and beautifully extended residence, set within the highly coveted South Cheam area, offering impeccably appointed, high-specification accommodation throughout. This elegant home comprises four bedrooms, two luxurious bathrooms, two reception rooms and an impressive open-plan kitchen/dining/family space spanning the rear. The area is renowned for its outstanding schools, including Sutton Grammar and Nonsuch High.

South Cheam Location

Four Bedrooms

Master Ensuite and Dressing Room

42 ft kitchen/Dining/Living Room

Lounge/Games Room

Snug/Office

Integral Garage

Landscaped Garden

Catchment for Sought After Schools

EPC Rating C





A spacious and welcoming entrance hall sets the tone, leading to two front-aspect reception rooms: a lounge/games room and a stylish snug/home office. To the rear, the magnificent family and dining area enjoy delightful garden views through expansive bi-fold doors and flows seamlessly into a bespoke fitted kitchen, featuring a central island and integrated appliances. This superb space is further enhanced by a generous utility room and an elegantly appointed downstairs cloakroom.

Upstairs, the principal bedroom suite offers a tranquil retreat, complete with a dressing area with a range of fitted wardrobes, as well as a beautifully finished en suite. Three further generously proportioned bedrooms, all with fitted wardrobes, are served by a pristine family bathroom, thoughtfully designed with both bath and separate shower.

Externally, the landscaped garden features a shaped terrace, a level lawn, and well-stocked, low-maintenance borders with a variety of mature plants, hedging, and trees. To the front, a smart driveway provides access to an integral garage with an electric door.

The property is perfectly located for a selection of highly regarded independent, state, and grammar schools, as well as the amenities of Cheam Village and the expansive green spaces of Nonsuch Park. Cheam Village station offers convenient mainline services directly into central London.

NB: Under the Estate Agents Act 1979 (the law), V&H Homes Estate Agents declares a personal interest in the marketing of this property.



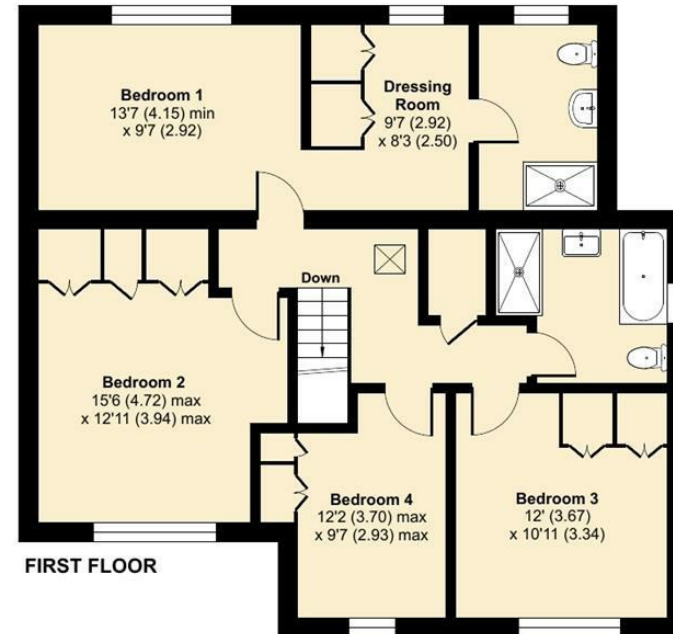
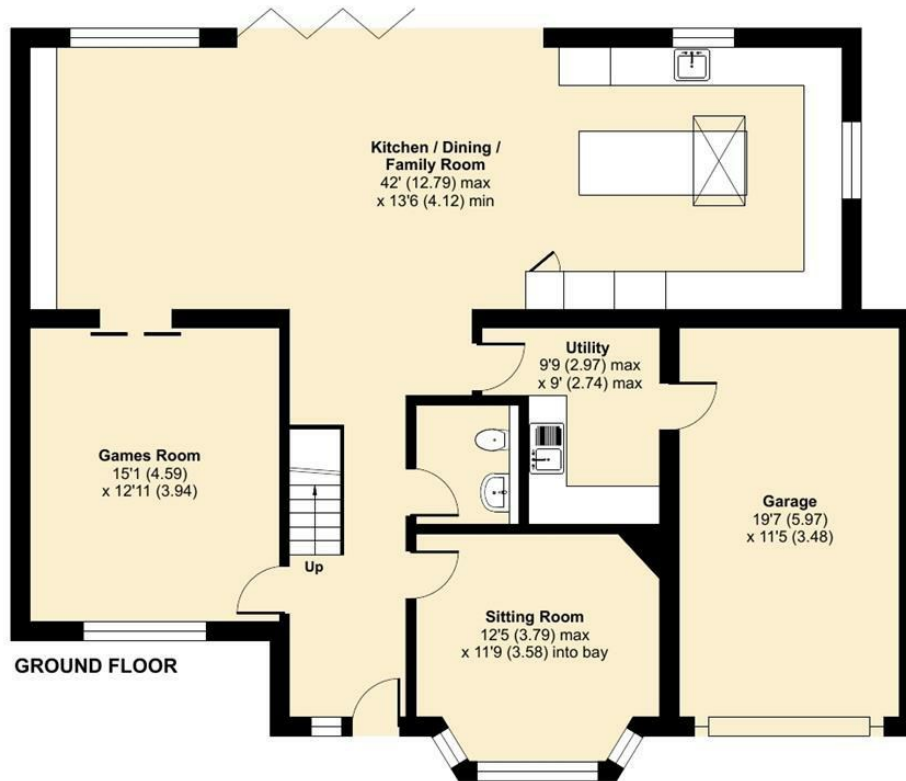
High View, Cheam, Sutton, SM2

Approximate Area = 2099 sq ft / 195 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 2328 sq ft / 216.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for V&H Homes. REF: 1450145

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