

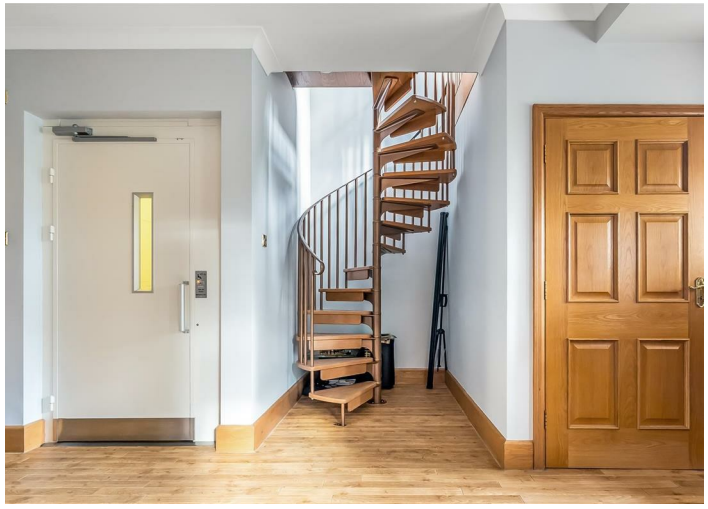
Cornwall Road, Cheam,

Offers In Excess Of £1,850,000 - Freehold

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WILLIAMS HARLOW























Williams Harlow Cheam - A house of considerable size which will nimbly flex to your own needs. Larger families, multi generation blend, specialist care needs and the ultimate guest house are all comfortably catered for within the seven bedrooms, six bathrooms, six reception rooms. Any house is only as good as its location and reassuringly this road is highly regarded for its property plots, access to Cheam and width. A must view house which would be difficult to replicate.

The Property - Practically Huge

This is an expansive house with super large rooms and practicality in spades. A Burton built house, a builders name which suggests quality, the house has been crafted over time and the current version is one to suit families with diverse needs. The house has a main body and then a wing which is accessed internally and externally and can be used independently or as one depending on your needs. Looking at the floorplan, the lower left corner rooms is where the wing is found and it was designed originally for the sellers disabled son and associated live in carers. It was important to provide privacy, access and amenity within this space and the result is a two storey layout with everything needed to be self contained with a lift and stair case to the first floor. This suggests a space for multi generation families to live together with ultimate privacy. The main body of the house is much more standardised albeit marked by exceptional room sizes. Three floors await you which cover some seven bedrooms, six bathrooms, six reception rooms. The variety of rooms include leisure rooms such as games room, lounge, dining areas, snugs and study as well as hard working rooms such as large utility room, reception hall and kitchen with island. A house which is hard to describe but easy to understand once viewed.

Outside Space - Wide Private Plot

An extra wide plot measuring some near 80ft and offering a paved driveway suitable for multiple cars. Side access leads to the west facing rear garden. The rear garden is the same width and depth, near 80ft, it is private and easy to use. Including storage, seating areas with brick built BBQ and surrounding planting.

The Local Area - Sought After Road

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

Why You Should View

As a package this house is a one off; layout, size, location and features ensure this is opportunity which if suitable to your needs will be incredibly difficult to replicate.

Features

Seven Bedrooms - Six Bathrooms - Separate Ground Floor Lavatory - Six Reception Rooms - Lift To First Floor - Games Room - Reception Hall - Eat In Kitchen - Super Large Utility Room - Two Entrances - Luxury Bathroom To Master Bedroom - Ultra Wide Plot

Benefits

Ample Parking - Good Condition - Indulgent Large Room Sizes - Private Quarters - Real Sense Of Family Living - Sought After Road - Potential For Future Use - Ideal For Larger Families - Receive Guests At Will

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 - 18

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Walk To

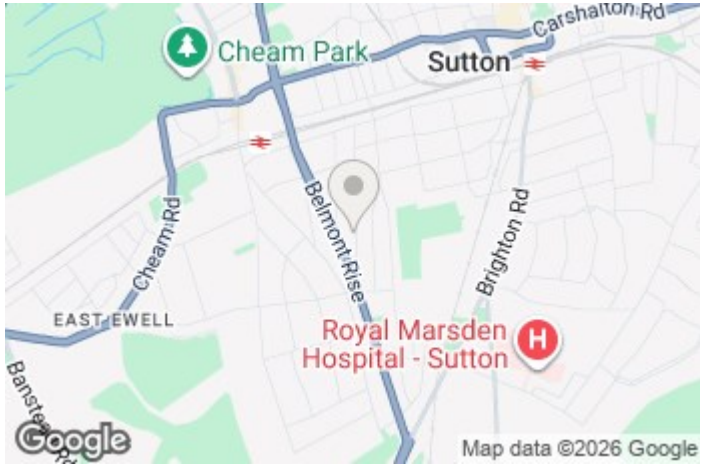
Avenue Road School - Cheam Train Station - Cheam Village - Harris Academy - Belmont Village -

EPC And Council Tax

TBC and G

Why Williams Harlow - Five Star Google Reviews

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

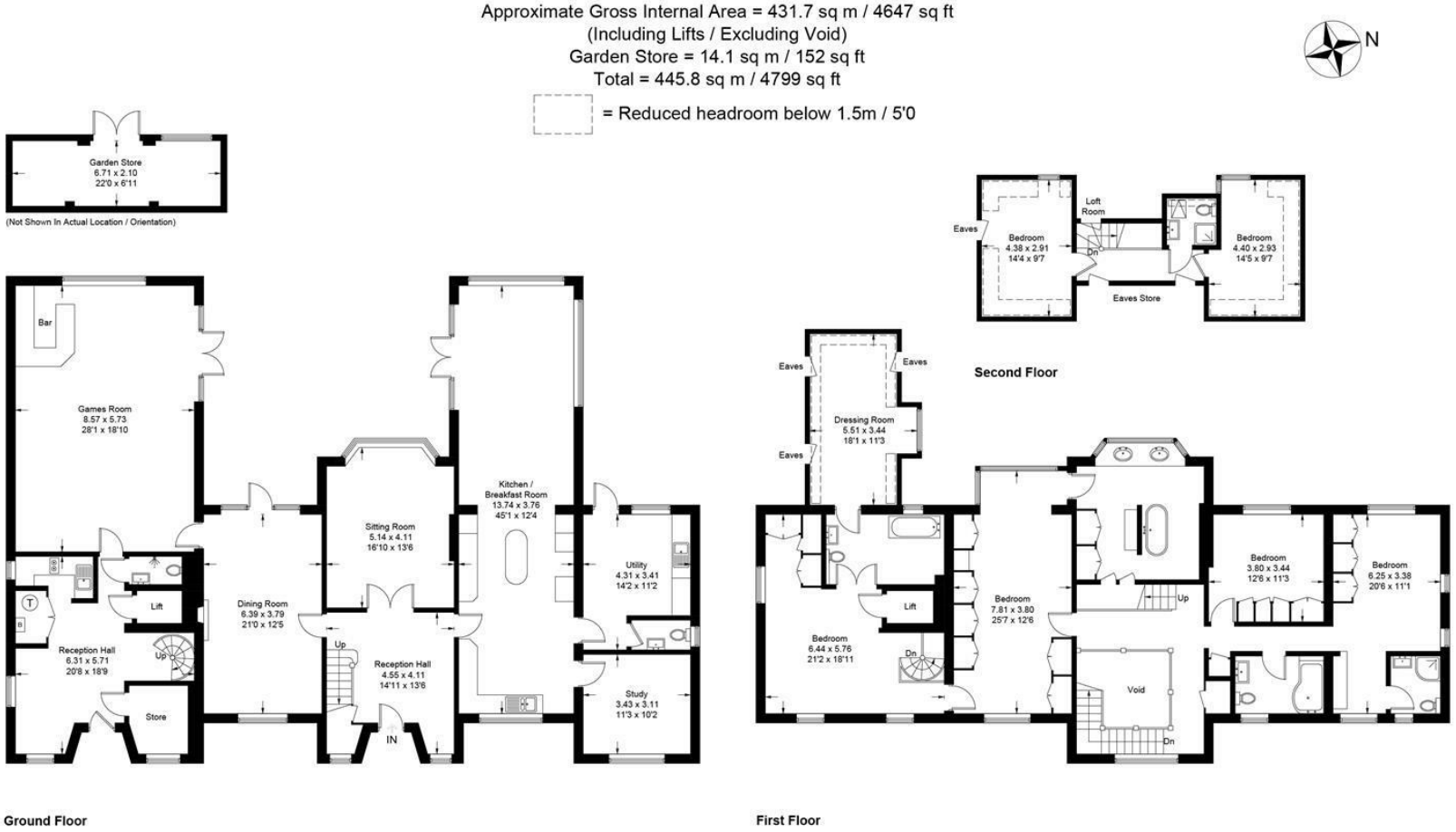


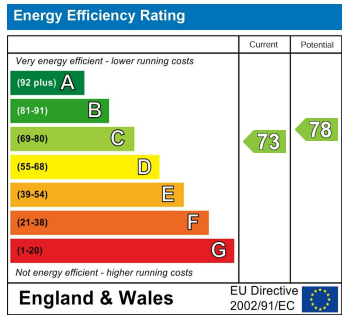
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Approximate Gross Internal Area = 431.7 sq m / 4647 sq ft
(Including Lifts / Excluding Void)
Garden Store = 14.1 sq m / 152 sq ft
Total = 445.8 sq m / 4799 sq ft
= Reduced headroom below 1.5m / 5'0





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1345931)

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