



**GOLF SIDE, SOUTH CHEAM, SM2**  
**£3,750,000 FREEHOLD**

**A BEAUTIFUL SEVEN BEDROOM PROPERTY SET WITHIN  
A PRIVATE GATED ROAD WITHIN EASY REACH OF  
CHEAM VILLAGE AND NONSUCH HIGH SCHOOL**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- 7 Bedrooms
- 5 En-Suite
- Family Bathroom
- Kitchen/Family Room
- Living Room
- Study
- Gym
- Utility Room
- Cloakroom/WC
- Roof Terrace
- Carriage Driveway Offering OSP
- Integral Garage
- Secluded Rear Garden
- Heated Swimming Pool

## DESCRIPTION

This exquisite family home is set within what many consider to be the most prestigious of South Cheam's private roads. The setting is peaceful and select, whilst the house itself will not disappoint from the moment you enter the sweeping, gated driveway, to the minute you set foot in the dazzling entrance hall, to the second you plunge into the heated water of the outdoor pool.

Following extensive refurbishment, the high specification fittings are luxurious and contemporary and, to name but a few, include wide bi-folding doors, ceramic tiled floors with underfloor heating, a Villeroy and Boch suite to the family bathroom, Siemens integrated appliances in the kitchen and Sonos sound system.

The size of the house is impressive at over 5400 sq ft and includes seven bedrooms, five en-suite plus the family bathroom, a superb kitchen/family room flowing into the strikingly spacious living room, a large study, ground floor gymnasium, utility room and downstairs cloakroom/WC.

Additional features include the mezzanine landing and a spacious roof terrace overlooking the garden and swimming pool.

To the front of the house there is plentiful space for parking, plus a large integral garage. To the rear, the attractive garden is laid to patio and lawn, and is surrounded by mature trees and ornamental shrubs which provide interest and privacy.

Locally, South Cheam is considered an excellent choice for families, with education in the area highly regarded and offering a selection of grammar schools. For those requiring access into the City, Cheam Village has its own mainline train station providing services into London Bridge and Victoria, whilst nearby Sutton rail station offers Thameslink. The A217 is easily reached and links onto the M25 towards Gatwick and the South Coast. Local amenities include health and leisure centres, golf and tennis clubs, plus a wide variety of shops, bars and restaurants at nearby Cheam Village.

Internal viewing is highly recommended to appreciate the scale, quality and design of this simply stunning property.



## ACCOMMODATION

### Ground Floor

#### Reception Hall

**Kitchen/Family Room** - 35' x 20'10" (10.67m x 6.35m)

**Living Room** - 38'5" x 28'9" (11.7m x 8.76m)

**Study** - 21'10" x 12'5" (6.65m x 3.78m)

**Gym** - 23'2" x 22' (7.06m x 6.7m)

**Utility Room** - 11'8" x 6'3" (3.56m x 1.9m)

**Cloakroom/WC**

### First Floor Landing

**Bedroom with En-Suite** - 19'9" x 16'7" (6.02m x 5.05m)

**Roof Terrace from En-Suite**

**Walk in Wardrobe**

**Bedroom with En-Suite** - 17'6" x 9'7" (5.33m x 2.92m)

**Bedroom with En-Suite** - 15'7" x 12'5" (4.75m x 3.78m)

**Dressing Room**

**Bedroom** - 13'1" x 11'10" (4m x 3.6m)

**Bedroom** - 13'3" x 9'7" (4.04m x 2.92m)

**Family Bathroom** - 12'6" x 6'3" (3.8m x 1.9m)

### Mezzanine Landing

### Second Floor

**Bedroom with En-Suite** - 18'7" x 16'9" (5.66m x 5.1m)

**Bedroom with En-Suite** - 18'1" x 13'5" (5.5m x 4.1m)

### Outside

**Carriage Driveway offering OSP**

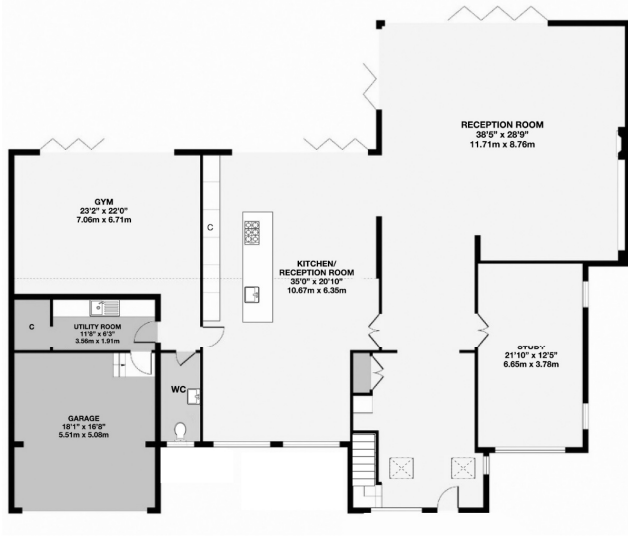
**Integral Garage**

**Secluded Rear Garden**

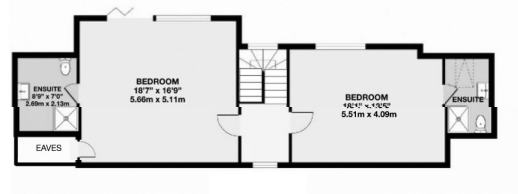
**Heated Swimming Pool**



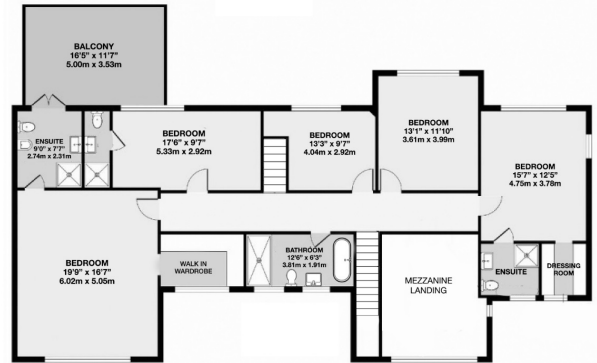
**Golf Side, Cheam, Sutton SM2 7HA**  
 INTERNAL FLOOR AREA (APPROX.) 5442 sq ft/ 514.9 sq m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</b>	<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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