



Burdon Lane  
Cheam | Sutton | Surrey | SM2 7DQ

FINE & COUNTRY

BURDON LANE



# KEY FEATURES

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Nestled in the serene beauty of the Banstead Downs, this magnificent six-bedroom, three-bathroom detached Edwardian house exudes timeless charm and country elegance. With a two-story design and a double-gated in-and-out driveway, this home boasts a refined and grand presence. As you approach the property, you are greeted by the picturesque view of the Banstead Downs Golf Course, a lush green expanse that sets the stage for a peaceful and idyllic lifestyle. The house itself has been meticulously refurbished to an impeccable standard, seamlessly blending modern comfort with classic character.

Step inside, and you'll find a true masterpiece. The heart of this home is undoubtedly the Tom Howley kitchen, featuring an inviting island and a charming breakfast nook bathed in natural light. This space is designed for both culinary artistry and casual gatherings. Adjacent to the kitchen is a convenient utility room, ensuring that daily chores are a breeze.

A delightful conservatory beckons you to relax and enjoy the surrounding natural beauty, while a well-appointed cloakroom offers convenience for guests. For those with a penchant for wine, a cellar awaits your collection, offering a touch of sophistication.

The living spaces flow seamlessly, connecting to the established large south-facing garden, where you can bask in the sunlight and create cherished memories with family and friends. A garage provides ample storage for your vehicles and outdoor equipment.

Heading upstairs, you'll find the six spacious bedrooms, each uniquely designed to provide comfort and tranquility. The main bedroom boasts an en-suite bathroom, ensuring privacy and luxury. In addition to the en-suite, there are family bathrooms on both the first and second floors, ensuring that everyone's needs are met.

This Edwardian gem offers not just a house but a lifestyle. Its elegant blend of fine craftsmanship and country style creates a warm and inviting atmosphere. With its double-gated driveway, exquisite Tom Howley kitchen, sunlit conservatory, and a garden that dreams are made of, this home is a testament to gracious living. Don't miss the opportunity to make it your own and immerse yourself in the timeless beauty of Banstead Downs.

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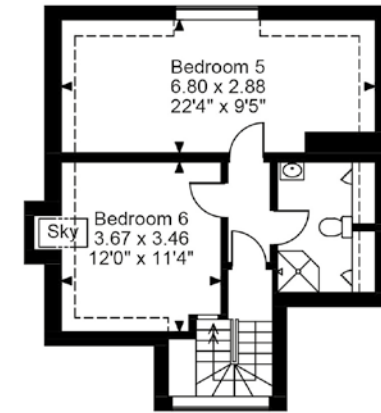
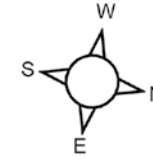
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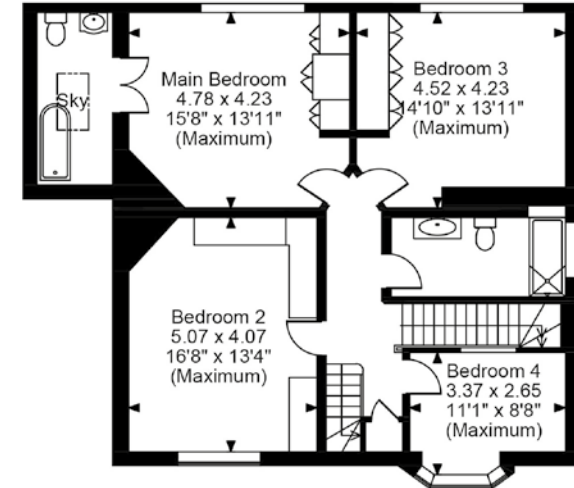
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Tenure: Freehold



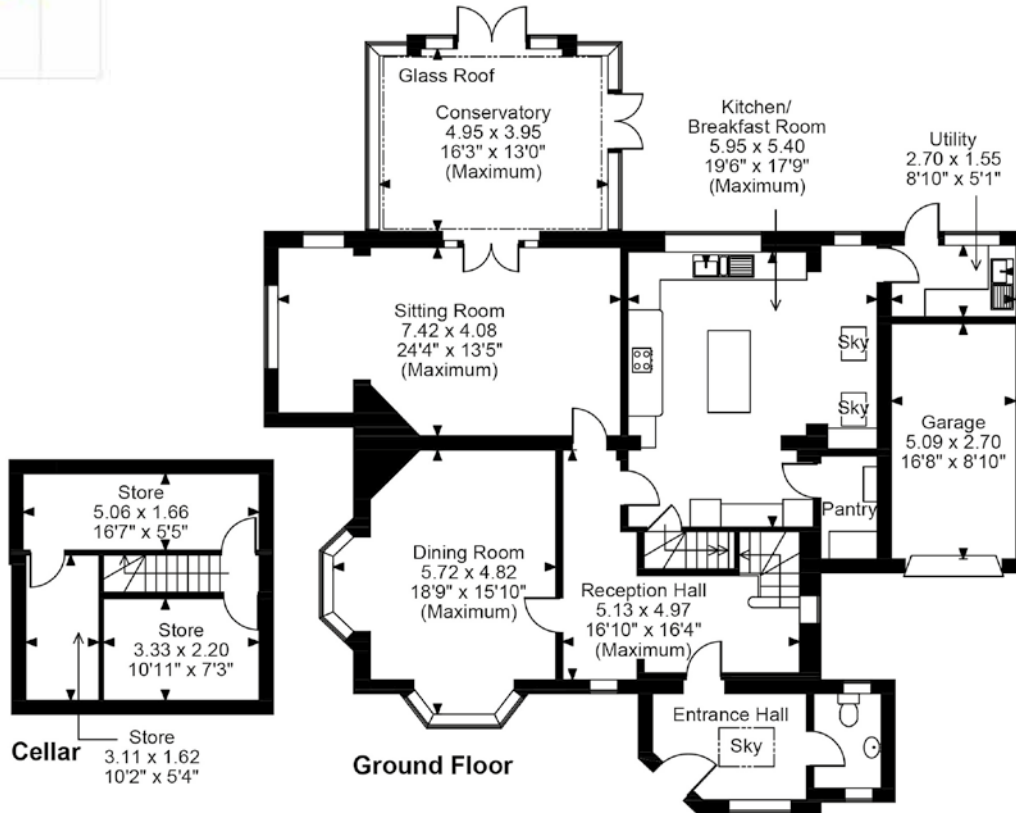
**Burdon Lane, Cheam, Sutton**  
**Approximate Gross Internal Area**  
**Main House = 3279 Sq Ft/305 Sq M**  
**Garage = 148 Sq Ft/14 Sq M**  
**Total = 3427 Sq Ft/319 Sq M**



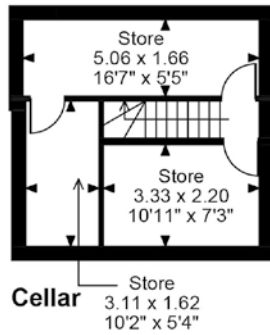
**Second Floor**



**First Floor**



**Ground Floor**



**Cellar**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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