



Wotton Way
Cheam | Sutton | Surrey | SM2 7LA

FINE & COUNTRY

WOTTON WAY



KEY FEATURES

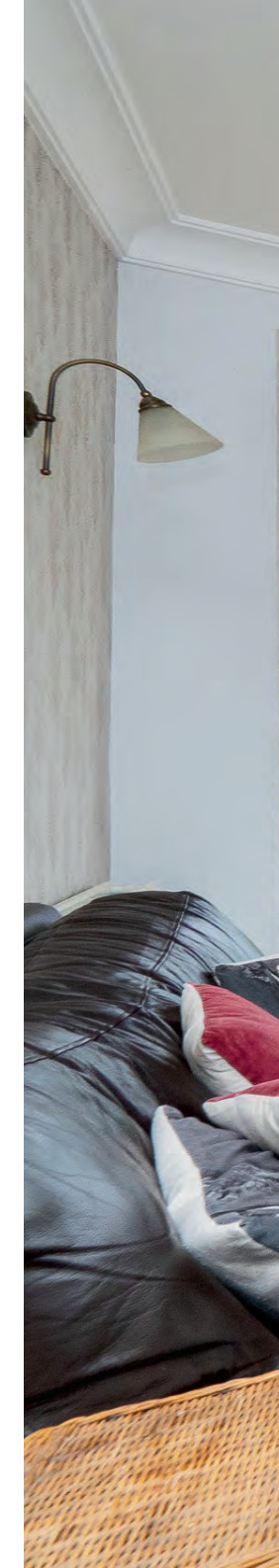
Fine and Country are very excited to introduce to the market a rare opportunity to purchase this five bedroom, three bathroom detached family home located in a sought after Cul-de-Sac in Cheam. The property is over 3000sqft with good size rooms throughout and offers versatile living accommodation including the potential to provide a self contained annexe perfect for multi -generational living.

Entering the property you are met by a grand entrance hallway leading to a selection of rooms including a lounge, separate dining room, study, open plan kitchen/ breakfast room, utility room, w.c and double garage. On the first floor there are five double bedrooms with two offering en-suite bathrooms and the main bedroom also boasting its very own dressing room, there is also a further family bathroom. Set within a scenic wide plot with gardens to the front, rear and side there is also off street parking for several vehicles. Further benefits to this lovely property include plenty of storage space and the benefit of no onward chain.

With convenient transport links to both Ewell East and Cheam train stations offering direct access to London this house is ideal for the commuter. State and private schooling including Cuddington Croft, Nonsuch School for Girls and Ewell Castle are within easy reach making this home perfect for the growing family!

For a generation this house has served its owners well and now it is time to pass it on to another family to enjoy and make their own!

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country.































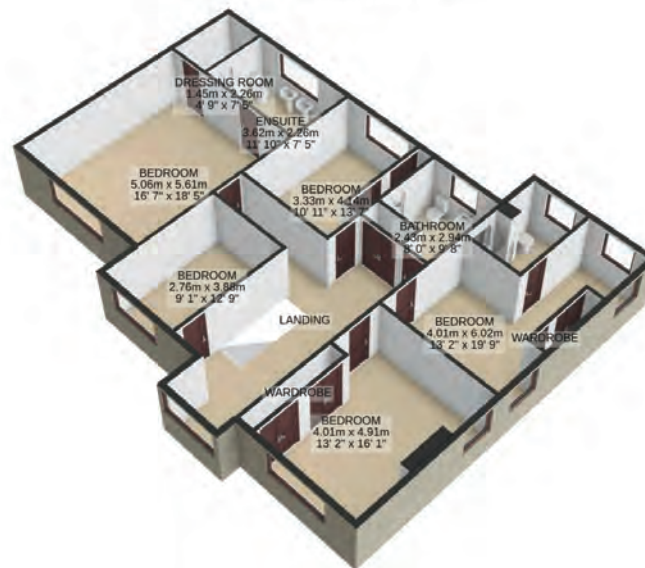




Ground floor
142.1 sq.m. (1530 sq.ft.) approx.



1st floor
137.7 sq.m. (1483 sq.ft.) approx.



Total floor area : 279.9 sq.m. (3013 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
56-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 08.01.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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