



Downs Road, Sutton, SM2  
Council Tax Band: E  
EPC Rating: D

FINE & COUNTRY

# Downs Road, Sutton, SM2



# KEY FEATURES

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A stunning detached house in Belmont Village, Surrey. The Late Victorian architecture is stunningly attractive and having been renovated from start to finish the offering is one of uniqueness and rarity in style and usability.

Luxury, lifestyle and location make this one of the most compelling houses which has come to market in recent years.

Beyond the electric gates, the period architecture is familiar enough as the surrounds are mostly of a similar age but, just as quickly, it is clear this property is as much captivating as impressive.

The interior is immaculate and very high end. The period architecture, most noticeably the ceiling heights, are used to great effect. The drawing room is spacious and comfortable, the kitchen/family room is modern and stunning in design; effortlessly linking the inside with the out via a glass wall, the games room provides study space or if required a reconverted garage. The master suite on the first floor

includes a beautifully decorated bedroom and boutique styled shower room with seamless walk in shower. Lastly, the second bathroom and two bedrooms complete the accommodation. The scandi styled kitchen effortlessly mixes style and substance. It is a room in which to unwind during the day and party in the evening. The high end fitted appliances, stone work surfaces, marble floor and stunning kitchen units, plus the glass wall of bi-fold doors, work together to create a space which feels healthy, useable and engaging.

The interior is spellbindingly impressive, the presentation and decor is immaculate. The relaxed, low maintenance lifestyle on offer is unbeatable, the privacy, security and usability is hard to match.

Belmont Village is a little known area between Cheam, Sutton and Banstead (Greater London Surrey borders). The surrounds are relatively green as the house is on the edge of Banstead Downs. The Royal Marsden Hospital is

moments away and if you work or need close access this house is ideally located. The local village centre has a small high street with a handful of shops, restaurants, bakers and butcher. Additionally, the train station in Belmont Village provides trains into London Victoria and Epsom Downs. The A217 which links the M25 and the A3 is a short drive away. As ever with Surrey you are never far from a golf course and within 10 minutes there are three! The area is well primed for lifestyle and the networked travel makes good use of London and the South coast.

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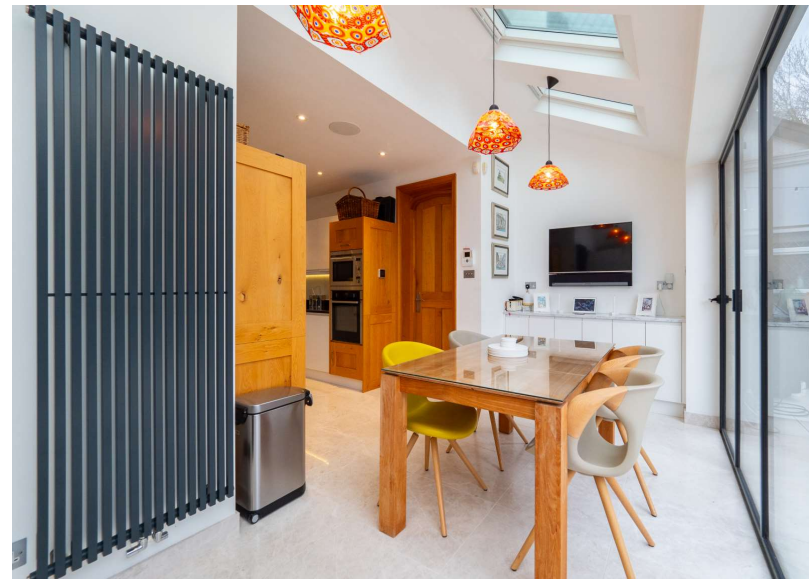








































# INFORMATION

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*EPC Rating: D*

Offers in excess of:  
£900,000

*Freehold*





# 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.

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# Downs Road

Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft

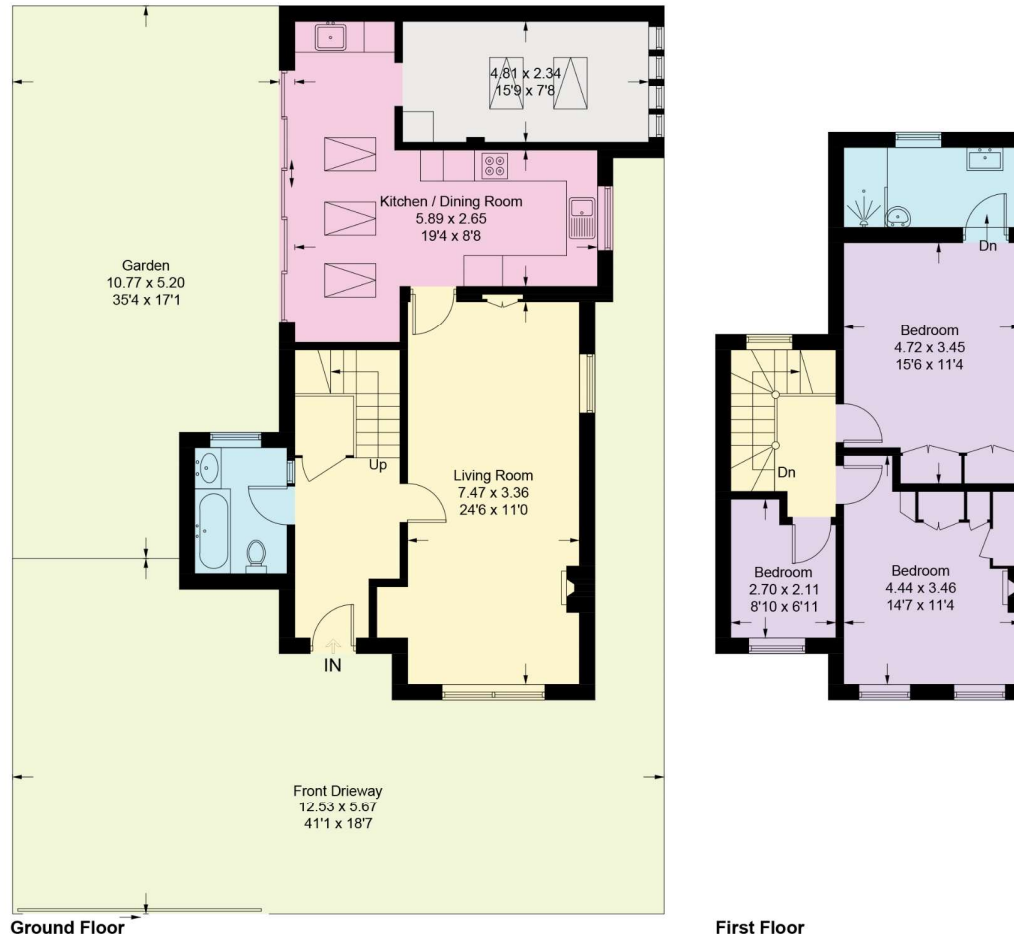


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