



Cornwall Road, Cheam, SM2

Council Tax Band: G

EPC Rating: E

FINE & COUNTRY

Cornwall Road, Cheam, SM2



KEY FEATURES

Fine and Country – A handsome house on a handsome plot; this period detached residence combines character, charm and location in an exciting bundle. Offered without an onward chain and ready to view.

Cornwall Road is sought after Cheam location. A wide road with similarly pleasing architecture, this house takes centre stage as one of the best. Close to Cheam train station, Cheam Village and a host of surrounding schools the location is very appealing for ultimate convenience.

From the gate to top floor bedroom and everything in between, its clear the owner has sought the very best materials and fixtures for the house and this quality shines through. The expansive frontage provides an initial expectation of what to expect beyond. Originally built approximately 120 years ago, the house has always been intended to impress upon entrance, practically support larger families and be an oasis to the outside world.

Over time the current owner has created a house which marries two themes perfectly; classically arts and crafts and modern, which is hard to do successfully.

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.

The key has been to confine the styles within each space such as a modern luxury kitchen family room is distinct from the classically panelled dining room, and this works. As a whole, the accommodation comprises of five bedrooms, three upper floor bathrooms, dressing room, three reception rooms, spacious entrance hall, boot room, four W.C, utility room and kitchen family room. Attached via a covered walk way the indoor Endless swimming pool and Tylo steam room with shower add that extra class and luxury. The large garage contains an original inspection pit which the owner uses as a wine cellar. Covering some 4881 sq ft in total it's a substantial size and provides a sense of space in which to grow.

Externally, the frontage a smidge over 100 ft, the rear length is 196ft. These are impressive stats for a property within Greater London and the ability to recreate the former tennis court, or create football or rugby pitches or even host wild summer parties in the back garden must appeal to us all. Lastly the westly facing rear garden ensures a sun soaked environment.

The wider Sutton borough in which Cheam sits is a quintessential town mixing the best of Greater London and Surrey. Gatwick and Heathrow are both easily driven to, central London is easily commuted to. Schooling, both state and private, is of an extremely high standard and includes multiple grammar schools, fee paying schools and high performing state schools. Both the M25 and A3 provide nearby corridors to main access points to the rest of the country.

Fine and Country highly recommend this house. If you know the area, its one of those houses which you would have always admired on passing. Key points include high grade fixtures, large agreeable plot, spacious house, luxury and indulgent features. Attractively the house is offered without an onward chain.

- Large Plot - 196 sq ft Rear Garden - 4881 sq ft Interior - Indoor Pool
- Master Suite with Dressing Room - Period Character - Garage - Modern and Character décor



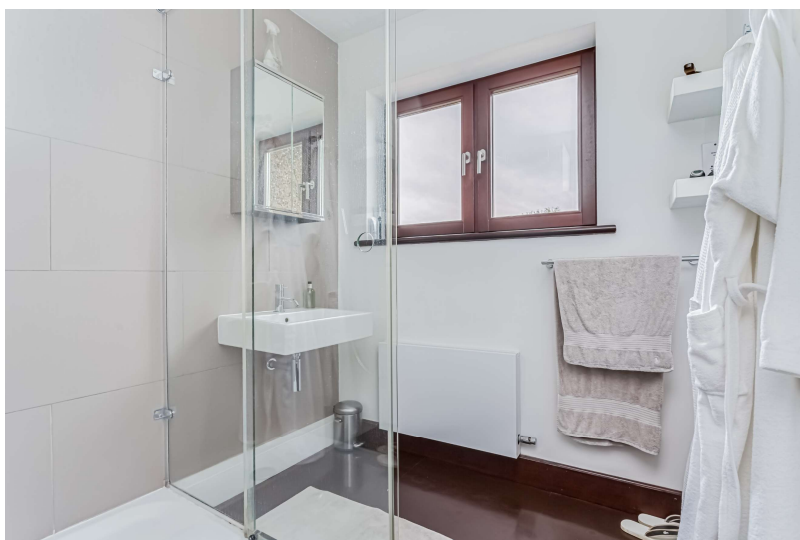


























INFORMATION

EPC Rating: E

Guide Price:
£1,900,000

To be advised



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,

We value the little things that make a home

Fine & Country - Fine & Country Cheam

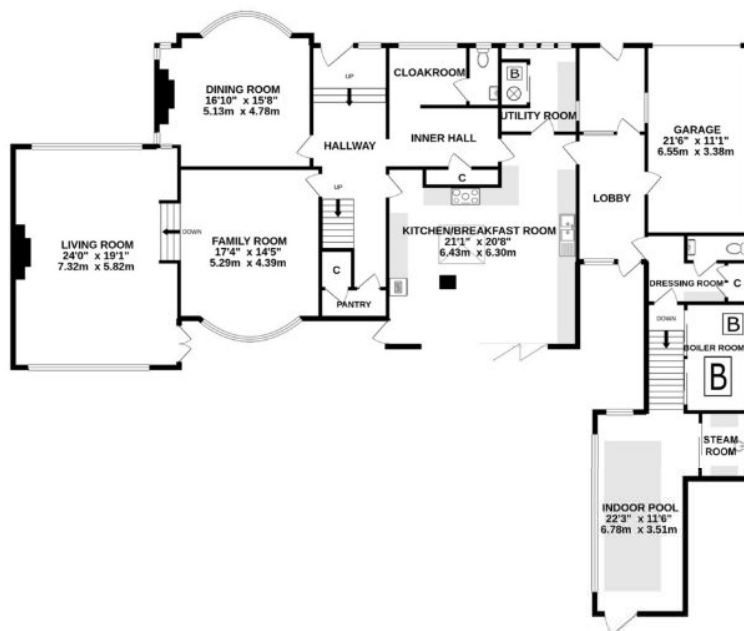
28 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

T: 020 8770 3377

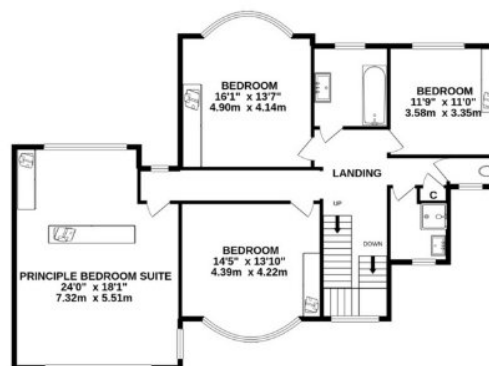
cheam@fineandcountry.com

www.fineandcountry.com

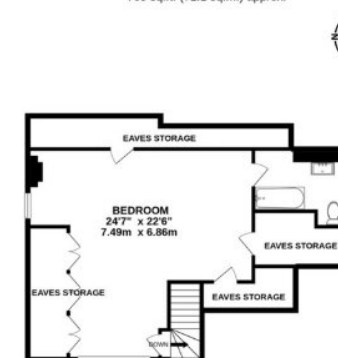
GROUND FLOOR
2731 sq.ft. (253.7 sq.m.) approx.



1ST FLOOR
1385 sq.ft. (126.7 sq.m.) approx.



2ND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL SQ.FT/SQ.M INCLUDES GARAGE

TOTAL APPROXIMATE FLOOR AREA 4881 SQ.FT. (453.4 SQ.M.)

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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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

