



GLEBE ROAD, CHEAM, SUTTON, SM2
£1,500,000 FREEHOLD

A STUNNING FAMILY HOME, SET WITHIN A SOUGHT AFTER SOUTH CHEAM LOCATION, WITHIN EASY REACH OF CHEAM VILLAGE AND NUMEROUS WELL-REGARDED SCHOOLS

Winkworth

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AT A GLANCE

- No Onward Chain
- 4 Bedrooms
- Living Room
- Kitchen/Dining Room
- Utility Room
- Family Room
- Study
- Cloakroom/WC
- Family Bathroom plus En-Suite
- Garden approx. 160ft
- Council Tax Band G
- EPC Rating D

DESCRIPTION

This substantial, beautifully presented family home is set within one of Cheam's most popular roads, within easy reach of Cheam Village which offers a blend of village charm and urban convenience, with top-notch schools, abundant green spaces and located just a 30-minute train ride from London Victoria, Cheam is a convenient choice for both families and commuters.

Despite its proximity to London, Cheam maintains a charming village feel with a historic high street and quaint shops. The area is renowned for its excellent schools, including the prestigious Nonsuch High School for Girls and Sutton Grammar School. Cheam offers plenty of green spaces such as Cheam Park and Nonsuch Park, along with a number of leisure facilities, including David Lloyd Health Club, Cheam Tennis Club and Banstead Golf Club.

The property offers over 2600 square feet, arranged over two floors, with the centrepiece being the stunning kitchen/diner/family room with bi-fold doors opening to the garden, providing the ideal space to entertain family and friends. Additional features on the ground floor include two further reception rooms, a spacious study, utility room and ground floor WC.

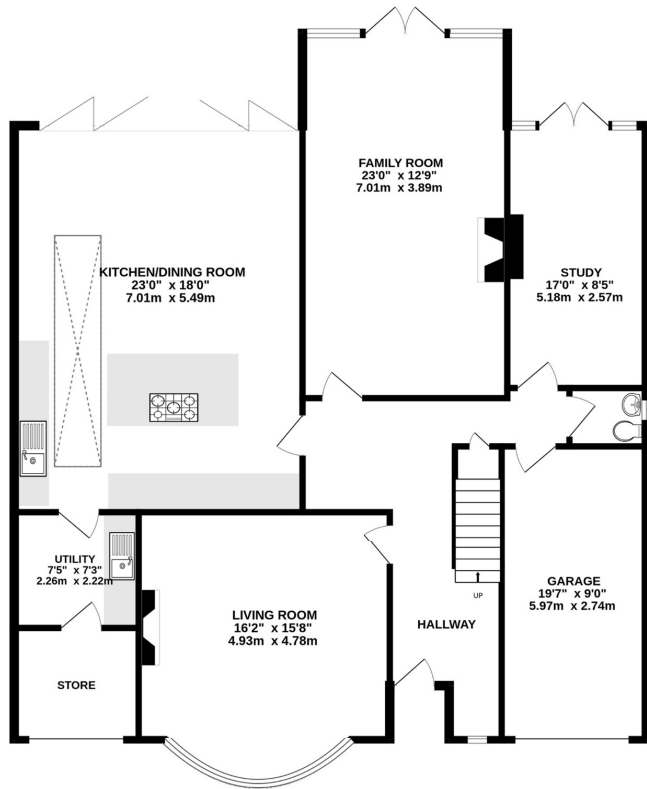
Upstairs, you will find four generously sized bedrooms, with the principal bedroom benefitting from a large ensuite, complete with both shower and bath. The family bathroom also benefits from having both a shower and bath.

Outside, the property offers a private, beautifully landscaped rear garden which extends to around 160 feet. To the front of the property, a driveway provides off street parking and provides access to the integral garage. The other garage has been converted and now offers storage to the front whilst the rear has been converted to the utility room.

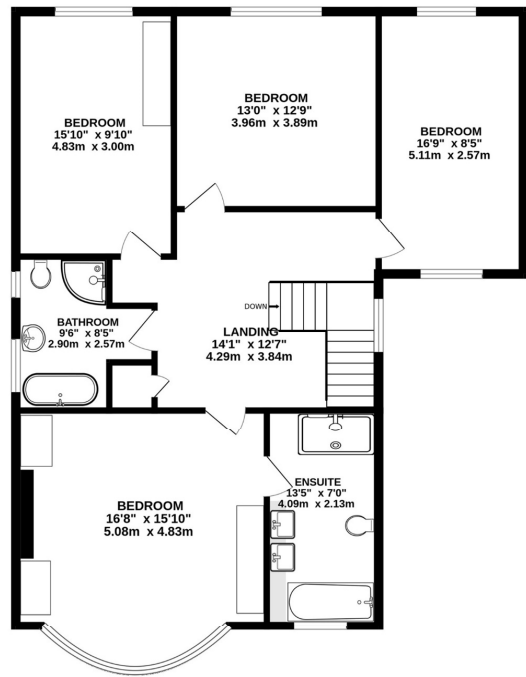


ACCOMMODATION

- Living Room - 16'2" x 15'8" max (4.93m x 4.78m max)**
- Kitchen/Dining Room - 23' x 18' max (7m x 5.49m max)**
- Utility Room - 7'5" x 7'3" max (2.26m x 2.2m max)**
- Family Room - 23' x 12'9" max (7m x 3.89m max)**
- Study - 17' x 8'5" max (5.18m x 2.57m max)**
- Cloakroom/WC**
- Bedroom - 16'8" x 15'10" max (5.08m x 4.83m max)**
- En-Suite - 13'5" x 7' max (4.1m x 2.13m max)**
- Bedroom - 15'10" x 9'10" max (4.83m x 3m max)**
- Bedroom - 13' x 12'9" max (3.96m x 3.89m max)**
- Bedroom - 16'9" x 8'5" max (5.1m x 2.57m max)**
- Family Bathroom - 9'6" x 8'5" max (2.9m x 2.57m max)**
- Garden - Approx. 160ft**
- Garage - 19'7" x 9' max (5.97m x 2.74m max)**
- Off Street Parking on Driveway**



GROUND FLOOR



FIRST FLOOR

Glebe Road, Cheam SM2 7NT

INTERNAL FLOOR AREA (APPROX.) 2650sq ft/ 246.2 sq m

Garden extends to 160' (49.0m) approx.

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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. Made with Metropix © 2024.

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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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