



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. RICS Certified Property Measurer REF: 1208132



**** SIMILAR HOMES REQUIRED FOR WAITING BUYERS ****

FOR OVER 80 YEARS CHRISTIES HAVE OFFERED TO THE MARKET THE FINEST LOCAL HOMES IN THE BEST OF LOCATIONS. WE ARE DELIGHTED, THEREFORE, TO BE ABLE TO OFFER AN EXCEEDINGLY RARE OPPORTUNITY TO PURCHASE A GOLF COURSE BACKING FOUR/FIVE-BEDROOM FAMILY HOME ON A HIGHLY REGARDED PRIVATE ROAD IN SOUTH CHEAM. THE PROPERTY ALSO BOASTS THREE EXCELLENT RECEPTION ROOMS A GENEROUS KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, AND ACCESS TO A CELLAR. HAVING BEEN IN THE SAME FAMILY OWNERSHIP FOR MANY YEARS, THIS PROPERTY NOW OFFERS THE NEW OWNERS THE WONDERFUL OPTION TO CREATE A BESPOKE RESIDENCE, WITH EXTENSION POTENTIAL TO BOTH SIDES, TO THE REAR AND IN THE LARGE LOFT AREA (S.T.P.P.). OTHER BENEFITS INCLUDE A SWEEPING CARRIAGE DRIVEWAY AND A STUNNING REAR GARDEN BACKING ONTO THE COURSE OF ONE OF THE MOST POPULAR GOLF CLUBS IN THE AREA.

WE CANNOT STRESS ENOUGH THAT HOMES OFFERING THIS MUCH POTENTIAL ARE INCREASINGLY RARE AND IF YOU PASS UP ON THIS OPPORTUNITY THEN WE DO NOT KNOW WHEN WE WILL BE ABLE TO PRESENT YOU WITH SOMETHING SIMILAR. CALL US TODAY TO MAKE YOUR VIEWING APPOINTMENT.

- DETACHED FAMILY HOME OF GREAT CHARM AND CHARACTER BACKING THE GROUNDS OF CUDDINGTON GOLF CLUB
- GOLF SIDE IS ONE OF THE MOST HIGHLY REGARDED LOCAL ROADS, MAKING THIS A GREAT LONG-TERM PROPERTY PURCHASE
- TREMENDOUS SCOPE FOR EXTENSION AND DEVELOPMENT (S.T.P.P.)
- COUNCIL TAX BAND H
- EPC RATING D

