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CHRISTIES

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025.
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Sandy Lane, Cheam, SM2 7EP



CHRISTIES



GUIDE PRICE £1,600,000 - £1,700,000

SITUATED ON THE ESTEEMED SANDY LANE IN SOUTH CHEAM, THIS MAGNIFICENT, DETACHED FAMILY HOME OFFERS AN EXCEPTIONAL LIVING EXPERIENCE. BOASTING FIVE BEDROOMS AND FOUR ELEGANTLY DESIGNED BATHROOMS, THREE OF WHICH ARE ENSUITES, THIS PROPERTY IS PERFECT FOR FAMILIES SEEKING BOTH COMFORT AND LUXURY.

SPREAD OVER THREE WELL-APPOINTED FLOORS, THE HOUSE FEATURES FOUR INVITING RECEPTION AREAS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINMENT. THE STUNNING GARDEN IS A TRUE HIGHLIGHT, IDEAL FOR HOSTING GATHERINGS OR ENJOYING PEACEFUL MOMENTS OUTDOORS.

THE PROPERTY IS FURTHER ENHANCED BY AN ELECTRIC GATED CARRIAGE DRIVEWAY, ACCOMMODATING MULTIPLE VEHICLES, ENSURING CONVENIENCE AND SECURITY FOR YOU AND YOUR GUESTS.

LOCATED IN A PRIME AREA, THIS HOME IS IN CLOSE PROXIMITY TO A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, RESTAURANTS, TRANSPORT LINKS, AND REPUTABLE SCHOOLS, MAKING IT AN IDEAL CHOICE FOR FAMILIES.

THIS FANTASTIC RESIDENCE ON ONE OF SOUTH CHEAM'S MOST PRESTIGIOUS ROADS IS A RARE FIND AND IS SURE TO IMPRESS THOSE SEEKING A BLEND OF ELEGANCE AND PRACTICALITY. DO NOT MISS THE OPPORTUNITY TO MAKE THIS EXQUISITE PROPERTY YOUR NEW HOME.

- NO ONWARD CHAIN
- 5 BEDROOM FAMILY HOME
- GATED CARRIAGE DRIVEWAY
- SURROUNDED BY LOCAL AMENITIES
- COUNCIL TAX BAND G
- EPC RATING D

