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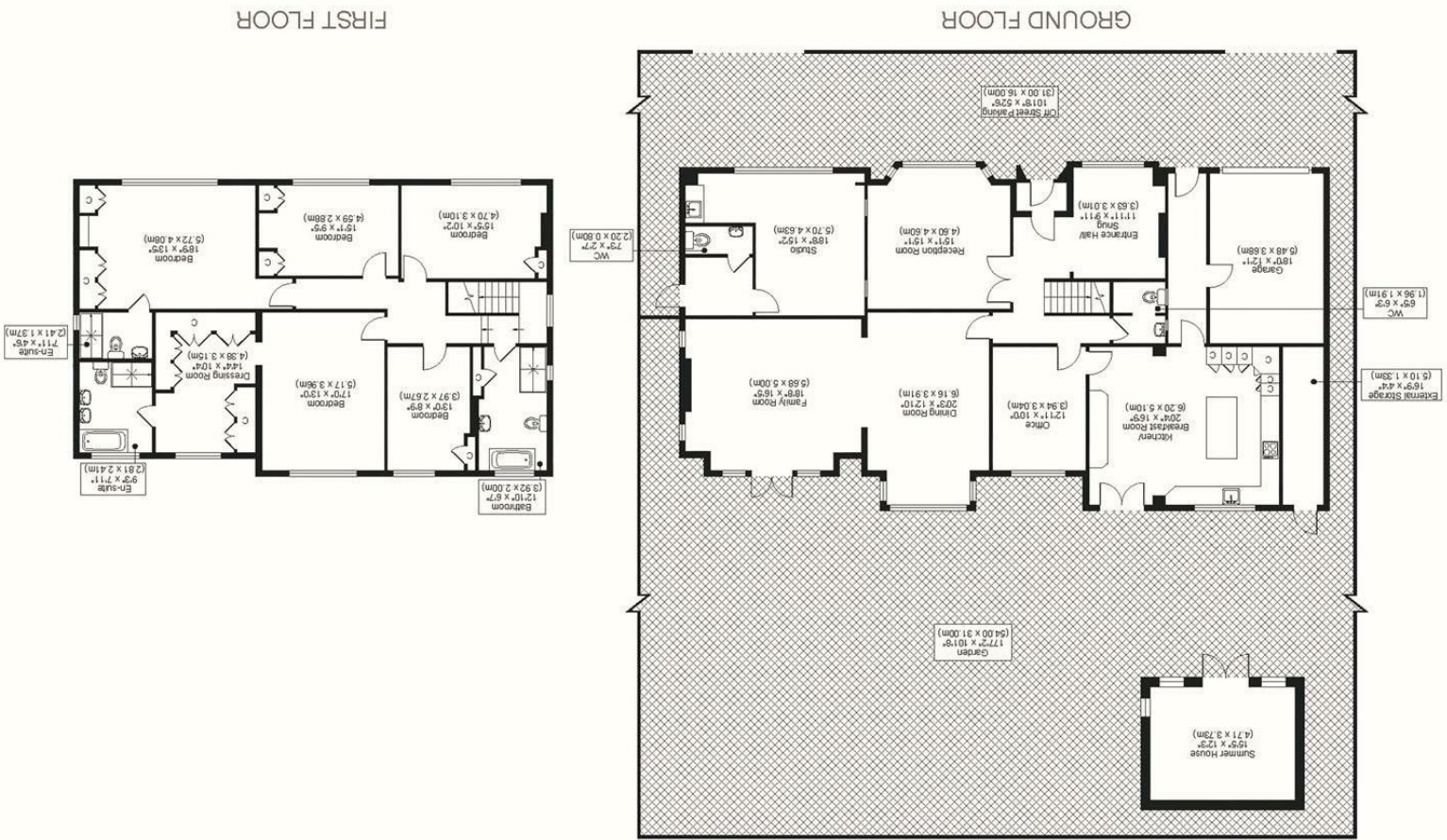
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



MANOR ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE, SUMMER HOUSE & EXTERNAL STORAGE 3913 SQ.FT (364 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE, SUMMER HOUSE & EXTERNAL STORAGE 3434 SQ.FT (319 SQ.M)



CHRISTIES



GUIDE PRICE £1,850,000 - £1,950,000

SITUATED ON ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER ROADS, THIS IMPRESSIVE FIVE-BEDROOM DETACHED FAMILY HOME OFFERS GENEROUS SPACE AND SUPERB VERSATILITY THROUGHOUT. THE GROUND FLOOR FEATURES SEVERAL WELL-PROPORTIONED RECEPTION ROOMS, INCLUDING A WELCOMING FRONT RECEPTION, A BRIGHT DINING ROOM, AND A SPACIOUS FAMILY ROOM OVERLOOKING THE REAR GARDEN. THE LARGE KITCHEN/BREAKFAST ROOM PROVIDES AN EXCELLENT HUB FOR DAY-TO-DAY LIVING, COMPLEMENTED BY A SEPARATE OFFICE AND AN ADDITIONAL STUDIO ROOM, WHICH ALREADY INCLUDES A TOILET AND KITCHENETTE—MAKING IT IDEAL FOR USE AS A HOME OFFICE, HOBBIES OR PLAY SPACE, OR EVEN AS A SELF-CONTAINED GUEST SUITE OR POTENTIAL ANNEXE.

UPSTAIRS, THE PROPERTY OFFERS FIVE COMFORTABLE DOUBLE BEDROOMS. THE PRINCIPAL BEDROOM ENJOYS ITS OWN DRESSING ROOM AND PRIVATE EN-SUITE, WHILE A FURTHER EN-SUITE AND FAMILY BATHROOM SERVES THE REMAINING BEDROOMS, ENSURING CONVENIENCE FOR BUSY FAMILY LIFE.

THE REAR GARDEN IS A NOTABLE HIGHLIGHT—PRIVATE, GENEROUS IN SIZE, AND COMPLETE WITH A CHARMING SUMMER HOUSE OFFERING FURTHER FLEXIBLE USE. TO THE FRONT, THE SWEEPING CARRIAGE DRIVEWAY PROVIDES EXTENSIVE OFF-STREET PARKING AND ACCESS TO THE INTEGRAL GARAGE.

LOCATED IN A DESIRABLE RESIDENTIAL AREA, THE HOME IS WELL POSITIONED FOR HIGHLY REGARDED LOCAL SCHOOLS, VILLAGE SHOPPING IN CHEAM, OPEN GREEN SPACES, AND TRANSPORT LINKS OFFERING EASY ACCESS TO CENTRAL LONDON. THIS IS A WONDERFUL OPPORTUNITY TO SECURE A SUBSTANTIAL FAMILY HOME THAT BLENDS SPACE, PRACTICALITY, AND A SOUGHT-AFTER SOUTH CHEAM SETTING.

- SPACIOUS FIVE-BEDROOM DETACHED FAMILY HOME IN A PRIME SOUTH CHEAM LOCATION.
- MULTIPLE RECEPTION ROOMS PLUS OFFICE AND STUDIO, OFFERING EXCELLENT FLEXIBILITY.
- LARGE PRIVATE REAR GARDEN WITH SUMMER HOUSE FOR GYM/OFFICE/PLAYROOM USE.
- CARRIAGE DRIVEWAY WITH AMPLE PARKING AND INTEGRAL GARAGE.
- EPC RATING C
- COUNCIL TAX BAND G

