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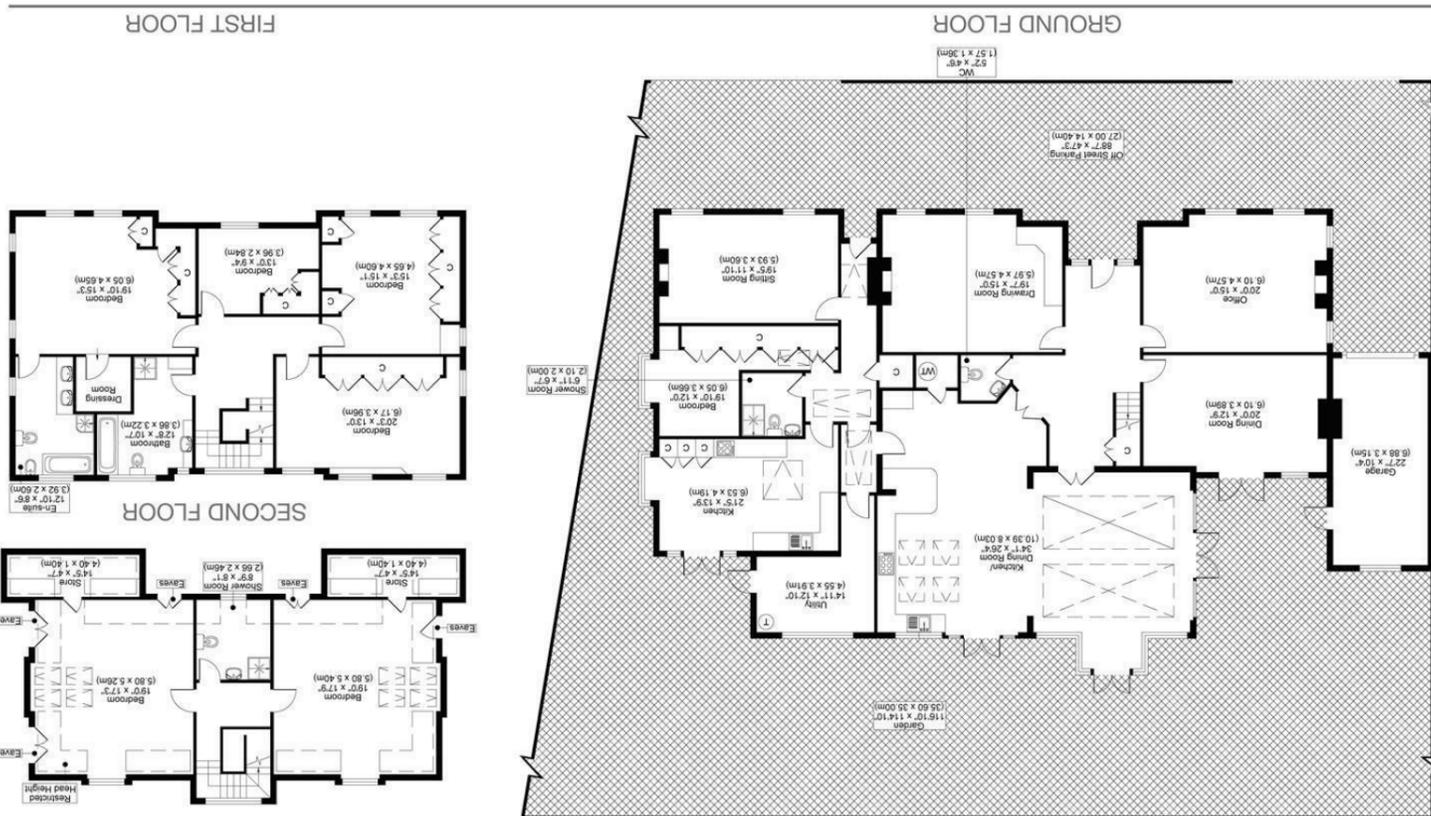
RICS

The Property Ombudsman

CHRISTIES

optica
 MEDICAL
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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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/EAVES STORAGE/RESTRICTED HEAD HEIGHT 5481 SQ.FT (509 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/EAVES STORAGE/RESTRICTED HEAD HEIGHT 4898 SQ.FT (455 SQ.M)
 DOWNSIDE, SM2



CHRISTIES



Downs Side, South Cheam SM2 7EQ

GUIDE PRICE £2,150,000

WELCOME TO DOWNS SIDE – AN EXCEPTIONAL AND SUBSTANTIAL DETACHED HOME SET ON AN IMPRESSIVE PLOT IN ONE OF CHEAM'S MOST SOUGHT-AFTER LOCATIONS.

THIS OUTSTANDING HOME OFFERS EXPANSIVE AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES MULTIPLE RECEPTION ROOMS, INCLUDING A GENEROUS DRAWING ROOM, DINING ROOM, SITTING ROOM AND OFFICE, PROVIDING EXCELLENT SPACE FOR BOTH FORMAL ENTERTAINING AND EVERYDAY FAMILY LIFE. THE HEART OF THE HOME IS A LARGE KITCHEN AND DINING AREA OVERLOOKING THE GARDEN, COMPLEMENTED BY A SEPARATE UTILITY ROOM FOR ADDED PRACTICALITY.

A PARTICULARLY ATTRACTIVE FEATURE OF THE PROPERTY IS THE SELF-CONTAINED ANNEXE, OFFERING ITS OWN LIVING SPACE, KITCHEN, BEDROOM, AND SHOWER ROOM, MAKING IT IDEAL FOR MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION, OR INDEPENDENT FAMILY USE.

THE UPPER FLOORS PROVIDE SIX WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH DRESSING ROOM AND EN-SUITE FACILITIES. ADDITIONAL BEDROOMS ARE SERVED BY A FAMILY BATHROOM AND FURTHER SHOWER ROOM, OFFERING EXCELLENT FLEXIBILITY FOR GROWING FAMILIES OR THOSE REQUIRING WORK-FROM-HOME SPACE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A SUBSTANTIAL PRIVATE REAR GARDEN PROVIDING EXCELLENT SPACE FOR OUTDOOR ENTERTAINING AND RECREATION. TO THE FRONT, A LARGE CARRIAGE DRIVEWAY OFFERS EXTENSIVE OFF-STREET PARKING AND ACCESS TO THE GARAGE.

COMBINING IMPRESSIVE SCALE, FLEXIBLE ACCOMMODATION AND A HIGHLY DESIRABLE SETTING, DOWNS SIDE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A TRULY SUBSTANTIAL FAMILY HOME IN A PRIME CHEAM LOCATION.

- SPANNING OVER 5000 SQFT.
- MULTIPLE RECEPTION ROOMS INCLUDING DRAWING ROOM, DINING ROOM, SITTING ROOM AND OFFICE
- SELF-CONTAINED ANNEXE WITH ITS OWN KITCHEN, LIVING SPACE, BEDROOM AND SHOWER ROOM
- LARGE DRIVEWAY PROVIDING EXTENSIVE OFF-STREET PARKING AND ACCESS TO THE GARAGE
- PRIME CHEAM LOCATION SET ON AN IMPRESSIVE PLOT
- COUNCIL TAX BAND G
- EPC RATING D

