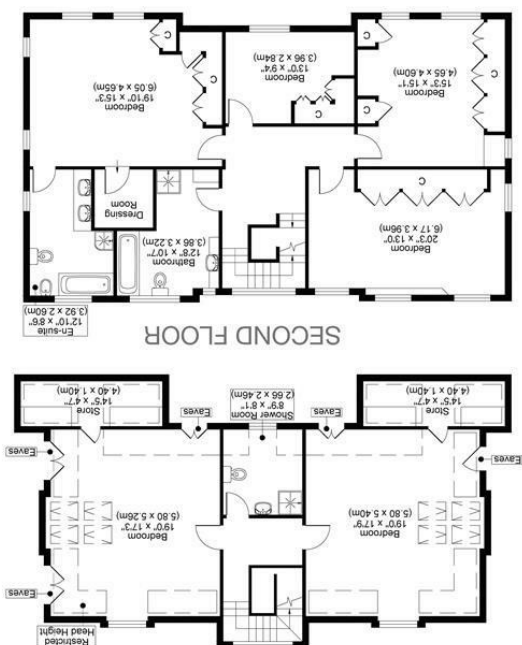




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FIRST FLOOR



DOWN SIDE, SM2



Downs Side, South Cheam SM2 7EQ

****CHAIN FREE****
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.

Offers In Excess Of £2,000,000

- 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

