

BURDON LANE, SUTTON SM2 7DA

OFFERS IN EXCESS OF £1,800,000

WELCOME TO BURDON LANE – A SUBSTANTIAL AND CHARACTERFUL DETACHED HOUSE SET ON AN EXCEPTIONAL PLOT, OFFERING EXTENSIVE ACCOMMODATION AND REMARKABLE POTENTIAL TO EXTEND AND MODERNISE, SUBJECT TO THE USUAL PLANNING PERMISSIONS AND CONSENTS. OCCUPYING A GENEROUS POSITION, THIS IMPRESSIVE HOME RETAINS A WEALTH OF ORIGINAL FEATURES AND PROVIDES EXPANSIVE LIVING SPACE ACROSS THREE FLOORS. THE GROUND FLOOR OFFERS MULTIPLE RECEPTION ROOMS, INCLUDING A LARGE PRINCIPAL RECEPTION ROOM, SEPARATE DINING ROOM, STUDY, AND CONSERVATORY, CREATING EXCELLENT FLEXIBILITY FOR BOTH FORMAL ENTERTAINING AND EVERYDAY FAMILY LIVING. THE KITCHEN AND BREAKFAST ROOM OVERLOOK THE GARDEN AND ARE COMPLEMENTED BY ADDITIONAL UTILITY AND STORAGE SPACE, WHILE A SPACIOUS ENTRANCE HALL ENHANCES THE SENSE OF SCALE ON ARRIVAL. THE UPPER FLOORS PROVIDE NUMEROUS WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH EN-SUITE FACILITIES, ALONGSIDE ADDITIONAL FAMILY BATHROOMS. THE LAYOUT OFFERS SUPERB VERSATILITY FOR GROWING FAMILIES, GUEST ACCOMMODATION, OR DEDICATED WORK-FROM-HOME SPACE. EXTERNALLY, THE PROPERTY SITS ON A SUBSTANTIAL PLOT WITH AN EXTENSIVE REAR GARDEN, OFFERING OUTSTANDING OUTDOOR SPACE AND FURTHER SCOPE, SUBJECT TO THE NECESSARY CONSENTS. TO THE FRONT, A LARGE SWEEPING CARRIAGE DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING AND LEADS TO THE DETACHED GARAGE AND ADDITIONAL OUTBUILDINGS. COMBINING GENEROUS PROPORTIONS, ORIGINAL CHARACTER FEATURES AND SIGNIFICANT FUTURE POTENTIAL, THIS IS A RARE OPPORTUNITY TO CREATE AN EXCEPTIONAL LONG-TERM FAMILY HOME IN A PRIME AND HIGHLY SOUGHT-AFTER LOCATION.

- LARGE SWEEPING CARRIAGE DRIVEWAY
- SUBSTANTIAL DETACHED HOUSE SET ON AN EXCEPTIONAL PLOT
- WEALTH OF ORIGINAL FEATURES AND EXPANSIVE ACCOMMODATION ACROSS THREE FLOORS
- EPC RATING D
- COUNCIL TAX BAND G

