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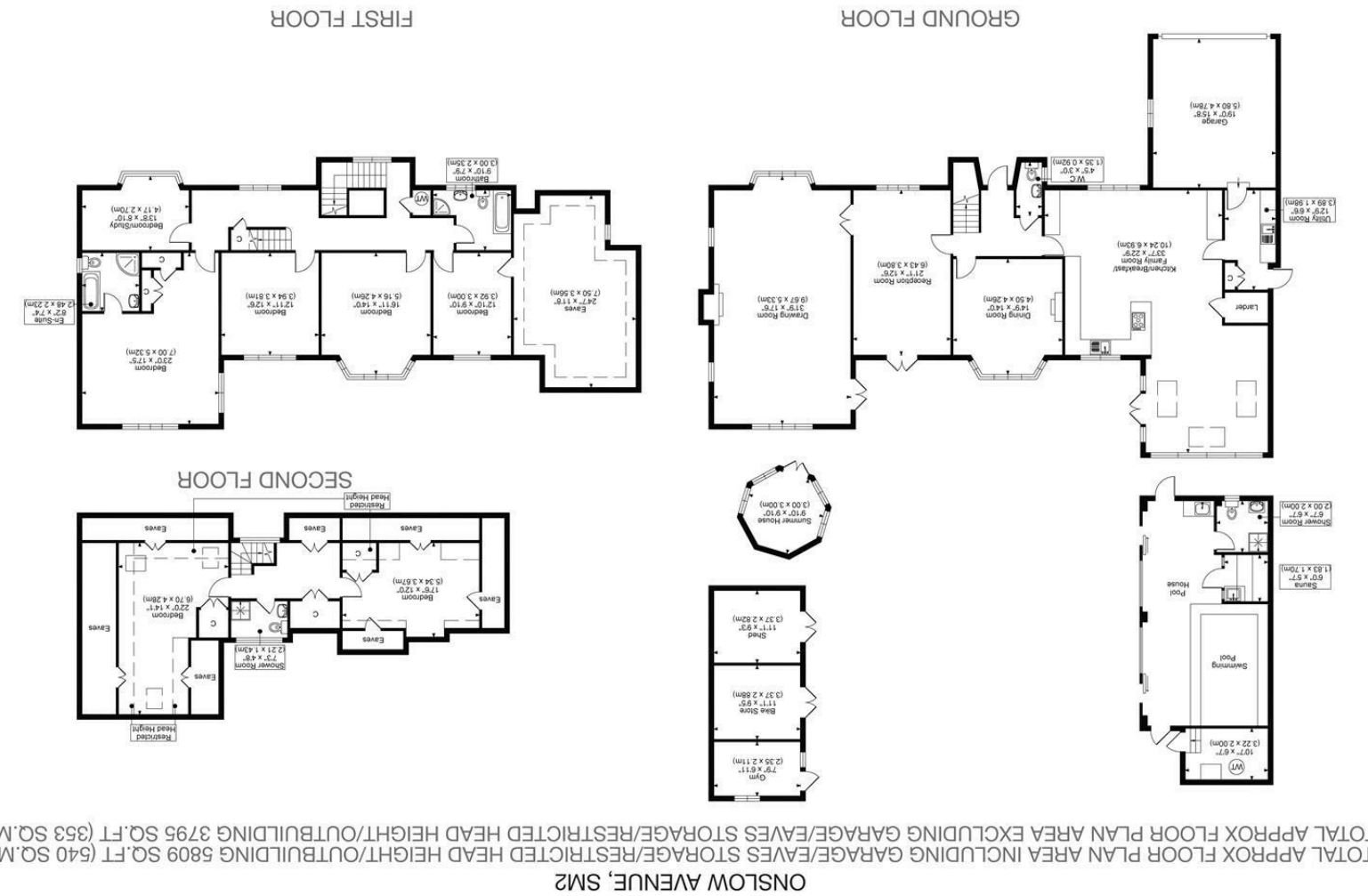
RICS

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.



CHRISTIES



ONSLow AVENUE, SOUTH CHEAM SM2 7ED

GUIDE PRICE £2,250,000

****GUIDE PRICE £2,250,000 - £2,500,000****
DISCREETLY POSITIONED BEHIND CHEAM'S PRESTIGIOUS HARE WALL ON ONE OF SOUTH CHEAM'S MOST EXCLUSIVE ROADS, THIS EXCEPTIONAL DETACHED HOME ENJOYS AN IMPRESSIVE CARRIAGE DRIVEWAY, MAGNIFICENT FAMILY ACCOMMODATION, OUTSTANDING LEISURE FACILITIES, AND BEAUTIFULLY LANDSCAPED GROUNDS. THIS IS A RARE OPPORTUNITY TO ACQUIRE A HOME OF EXCEPTIONAL QUALITY IN ONE OF THE AREA'S MOST COVETED LOCATIONS.

THE ELEGANT GROUND FLOOR PROVIDES A SUPERB BALANCE OF FORMAL AND INFORMAL LIVING. AT ITS HEART IS AN OUTSTANDING KITCHEN/BREAKFAST ROOM, CREATING THE PERFECT SPACE FOR MODERN FAMILY LIFE AND ENTERTAINING. THIS IS COMPLEMENTED BY A FORMAL DINING ROOM, AN IMPRESSIVE DRAWING ROOM AND A SEPARATE RECEPTION ROOM, WHILE A UTILITY ROOM, GROUND FLOOR CLOAKROOM AND INTEGRAL GARAGE ADD FURTHER PRACTICALITY.

THE FIRST FLOOR OFFERS A LUXURIOUS PRINCIPAL SUITE WITH EN-SUITE BATHROOM AND AN ADJOINING ROOM, IDEAL AS A DRESSING ROOM, NURSERY, OR PRIVATE STUDY. THREE FURTHER GENEROUSLY PROPORTIONED BEDROOMS ARE SERVED BY A BEAUTIFULLY APPOINTED FAMILY BATHROOM. THE SECOND FLOOR PROVIDES TWO ADDITIONAL DOUBLE BEDROOMS AND A SHOWER ROOM, IDEAL FOR GUESTS, TEENAGERS, OR MULTI-GENERATIONAL LIVING.

THE EXCEPTIONAL GROUNDS FEATURE A MAGNIFICENT REAR GARDEN EXTENDING TO APPROXIMATELY 255FT, PROVIDING OUTSTANDING PRIVACY AND A WONDERFUL SETTING FOR OUTDOOR ENTERTAINING. A DETACHED INDOOR SWIMMING POOL COMPLEX COMPLETE WITH SAUNA, SHOWER AND CHANGING FACILITIES IS COMPLEMENTED BY A SEPARATE GYM, SUMMER HOUSE, AND BIKE STORE, CREATING A PRIVATE WELLNESS AND LEISURE RETREAT RARELY FOUND IN SUCH AN EXCLUSIVE SETTING.

COMBINING ELEGANT PROPORTIONS, EXCEPTIONAL FAMILY ACCOMMODATION AND ONE OF SOUTH CHEAM'S MOST PRESTIGIOUS LOCATIONS, THIS OUTSTANDING HOME REPRESENTS ONE OF THE FINEST OPPORTUNITIES CURRENTLY AVAILABLE BEHIND THE ICONIC HARE WALL.

- SITUATED ON ONE OF SOUTH CHEAM'S MOST EXCLUSIVE ROADS BEHIND CHEAM'S PRESTIGIOUS HARE WALL
- IMPRESSIVE CARRIAGE DRIVEWAY WITH EXTENSIVE OFF-STREET PARKING
- SEVEN BEDROOMS ARRANGED OVER THREE FLOORS
- DETACHED INDOOR SWIMMING POOL COMPLEX WITH SAUNA, GYM AND CHANGING FACILITIES
- BEAUTIFULLY LANDSCAPED GROUNDS WITH SUMMER HOUSE, BIKE STORE AND A PRIVATE WELLNESS AND LEISURE RETREAT
- EPC RATING C
- COUNCIL TAX BAND G

