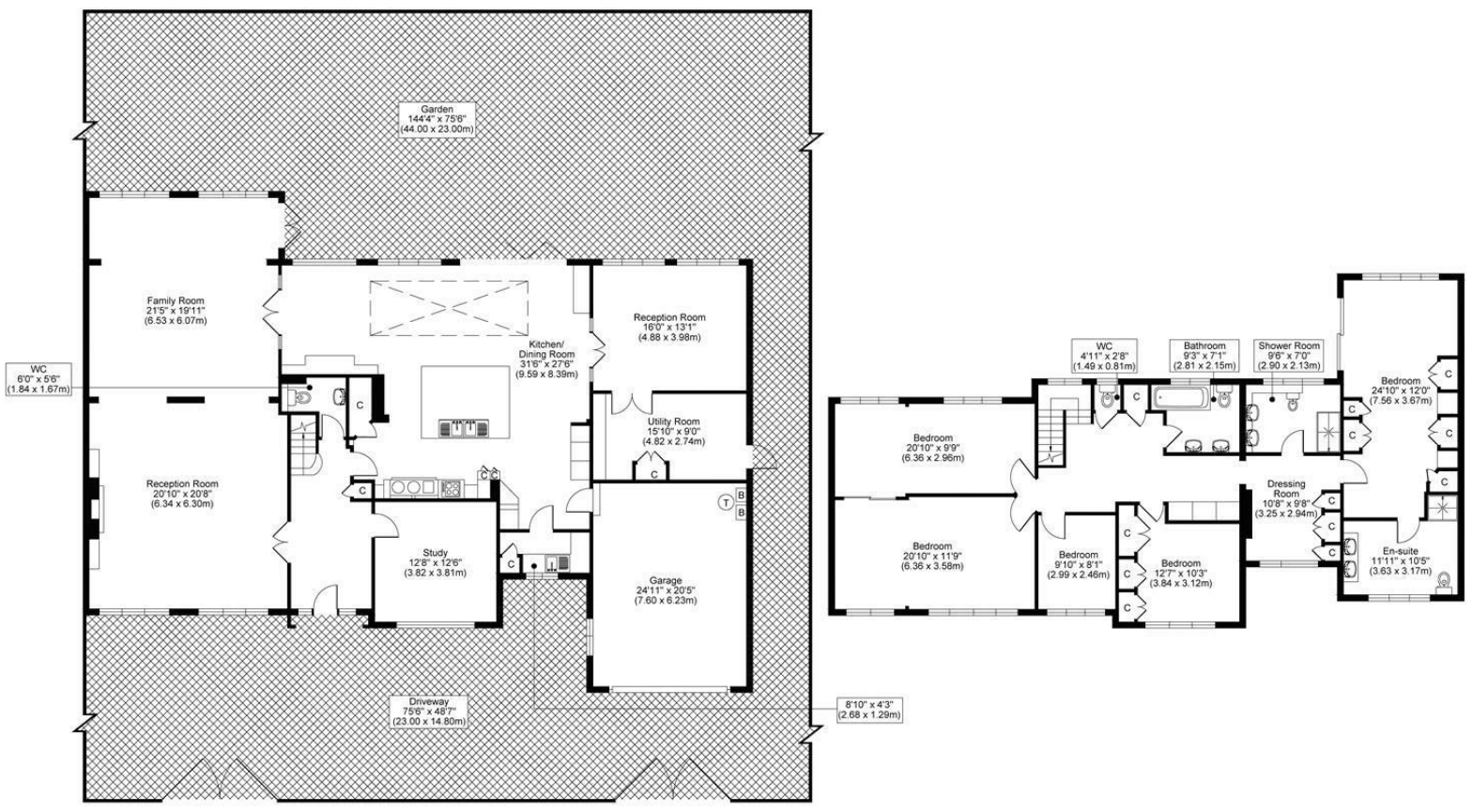
CHRISTIES



GOLF SIDE SOUTH, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 4247 SQ.FT (395 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 3907 SQ.FT (363 SQ.M)



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.

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Golf Side, South Cheam SM2 7EZ

Guide Price £2,500,000

Welcome to Golf Side, South Cheam – An impressive, detached family home set within an exclusive gated location, backing directly onto Cuddington Golf Club.

This substantial home offers expansive and well-balanced accommodation, perfectly suited to modern family living. The ground floor features multiple reception areas including a generous reception room, a spacious family room and a further reception room, providing excellent flexibility for both formal entertaining and everyday family life. The heart of the home is a stunning open-plan kitchen and dining room, offering an exceptional space for socialising and family gatherings, complemented by a separate utility room for added practicality. A study to the front of the property provides an ideal work-from-home space.

Upstairs, the property offers five well-proportioned bedrooms, including a principal suite with dressing room and en-suite facilities. The remaining bedrooms are served by a family bathroom and separate shower room, creating comfortable accommodation for larger families or visiting guests.

Externally, the property enjoys a substantial private rear garden backing directly onto Cuddington Golf Club, offering attractive views and a rare sense of privacy and openness. To the front, a gated carriage driveway provides extensive off-street parking and access to the garage.

Combining generous living space, a prestigious gated setting and a unique outlook over the golf course, Golf Side South represents a rare opportunity to acquire a superb family home in one of the area's most desirable locations.

- Impressive detached family home within an exclusive gated setting
- Backing directly onto Cuddington Golf Club
- Stunning open-plan kitchen and dining room
- Multiple reception rooms including family room and study
- Five well-proportioned bedrooms including a principal suite with dressing room and en-suite
- Large private rear garden with attractive golf course outlook
- EPC Rating C
- Council Tax Band H













