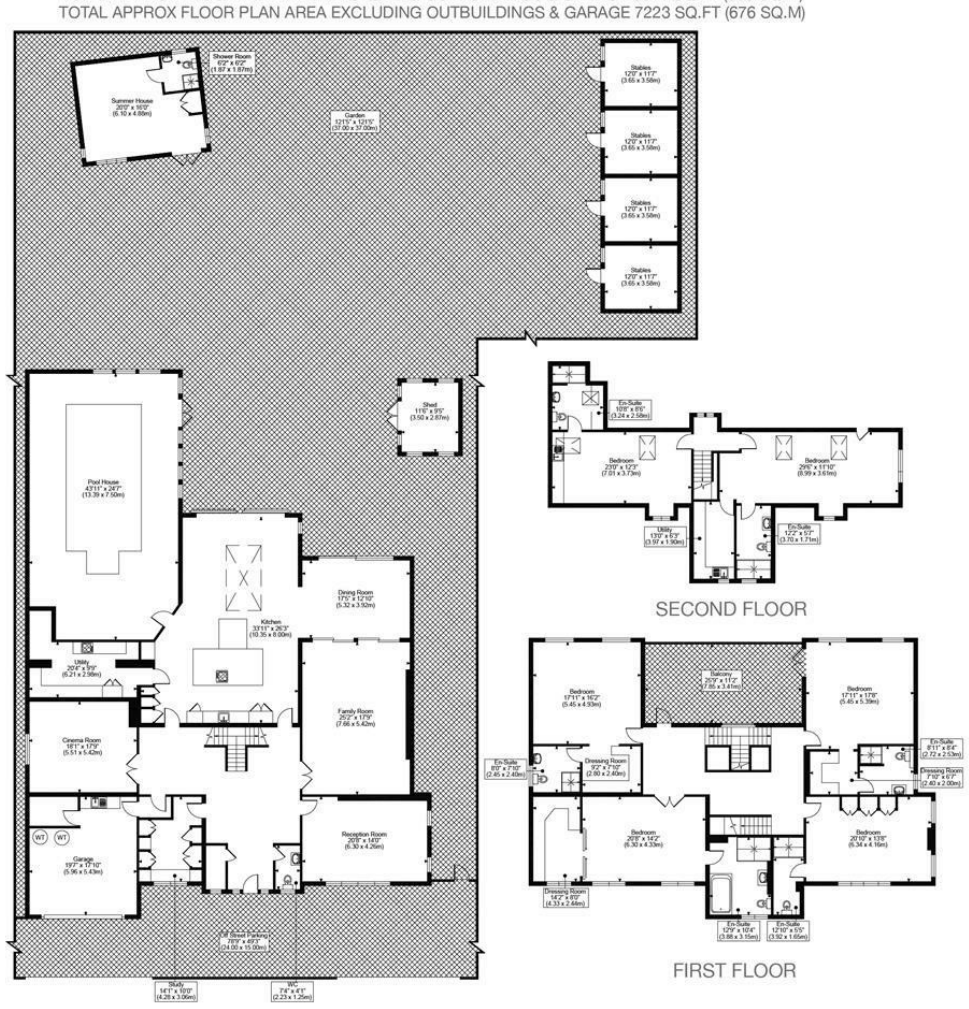


BURDON LANE, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDINGS & GARAGE 8611 SQ.FT (800 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDINGS & GARAGE 7223 SQ.FT (676 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.

optic MEDIA
opticmedia.co.uk

Burdon Lane, South Cheam SM2 7DB

Guide Price £3,000,000

Situated on one of South Cheam's most prestigious roads, this exceptional detached residence offers luxurious, contemporary accommodation finished to an impressive standard throughout. Combining elegant reception spaces, outstanding leisure facilities and six en-suite bedrooms, this is a truly remarkable family home.

The ground floor opens into a welcoming entrance hall, leading to an array of impressive reception areas, including a spacious reception room, separate family room and dedicated cinema room featuring a striking star-lit ceiling. The contemporary kitchen and dining area provide an excellent space for entertaining, complemented by a separate utility room and study.

A particular highlight is the superb heated indoor swimming pool, creating a private leisure facility within the home. The property combines modern convenience with luxurious family living, with high-quality finishes and underfloor heating throughout.

The first and second floors provide six generous double bedrooms, each with its own en-suite facilities, offering excellent privacy and comfort for family members and guests. The bathrooms feature quality Hansgrohe fittings and rainfall showers, while a large terrace overlooks the rear garden.

Outside, the property is approached via a substantial carriage driveway, providing extensive off-street parking alongside a double garage. The impressive L-shaped rear garden offers an excellent setting for outdoor entertaining and relaxation, with a summer house and additional stable block further enhancing the grounds.

Additional features include a Control4 home automation system and CCTV.

Burdon Lane is widely regarded as one of South Cheam's premier roads, with the property ideally positioned for Cheam Village and its range of shops, restaurants, and amenities. This is a rare opportunity to acquire a substantial, modern family residence offering an exceptional combination of luxurious accommodation, leisure facilities, and impressive grounds.

- Incredibly rare opportunity to purchase a home of over 8,500 square feet in premium South Cheam location
- Six bedrooms - all with ensuite bathrooms (and three with en-suite dressing rooms)
- An ideal home for the modern family with a dedicated cinema room and an indoor swimming pool
- Large plot with generous frontage offering ample parking and a wonderful well-stocked garden with central lawn to the rear
- Air conditioning serving selected areas of the home
- Council Tax Band H
- EPC Rating E













