



The Drive, Cheam  
Sutton, SM2



*Beyond your expectations*



# A magnificent seven bedroom Georgian styled mansion

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Master Bedroom Suite | Guest Bedroom Suite | 5 Further Bedrooms | 6 Bath/Shower Rooms | Kitchen/Breakfast/Family Room | Drawing Room | Study | Dining Room | Media Room/Games Room | First Floor Laundry | Reception Hallway | Utility Room | Garaging | Gardens

**Guide Price £3,600,000 Freehold**

### Description

Heather Grange, built by Antler Homes, is a magnificent Georgian styled property combining elegance of the 19th Century architecture with the comfort of 21st Century luxury living whilst being discreetly positioned behind its own privately gated entrance. There is living and bedroom space approximately 8000 sq.ft. within an enviable specification, high ceilings and Georgian themed architecture throughout. The hub of the home is a superb double aspect kitchen/breakfast/family room, while full entertainment spaces include a formal drawing room, a stunning double aspect dining room and separate study. The imposing and impressive octagonal central atrium has a timeless appeal with a hand finished Oak staircase leading to the first floor. Three exquisite bedroom suites are arranged round the large and open plan landing, with the master bedroom suite having a separate dressing room, the guest bedroom suite with a dressing area, all three suites feature luxury en-suite bath/shower rooms, two further bedrooms and contemporary family bath/shower room. To the top floor are two further bedroom suites and a superb media/games room which could be used as a gym/cinema room or recreational space. The sweeping driveway has landscaped beds and borders and direct access to the detached triple garage. To the rear of the property, the garden is landscaped and mainly laid to level lawn with beds and borders and features a patio/terrace ideal for alfresco dining. The rear garden has direct access to Banstead Downs Golf Course.

### Location

Cheam is an historic and charming village with the site of the Tudor Nonsuch Palace and Nonsuch Mansion at its heart. Epsom, Banstead, Kingston and Wimbledon are all within easy driving distance. The village itself has a number of local shops, restaurants and coffee houses as well as a mainline station serving London Victoria (approx 30 minutes) and London Bridge during peak times (approx 37 minutes). There are a number of schools in the area, most notably Nonsuch High School, a highly successful grammar school for girls, Avenue Primary School, Sutton Grammar, Epsom College, Aberdour School and Chinthurst in nearby Tadworth.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              | 92                      | 92        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

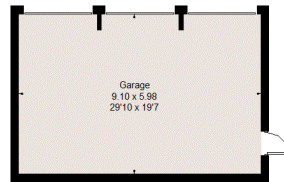
# Cheam, Sutton

Approximate Gross Internal Area = 733.6 sq m / 7896 sq ft

(Eaves Storage)

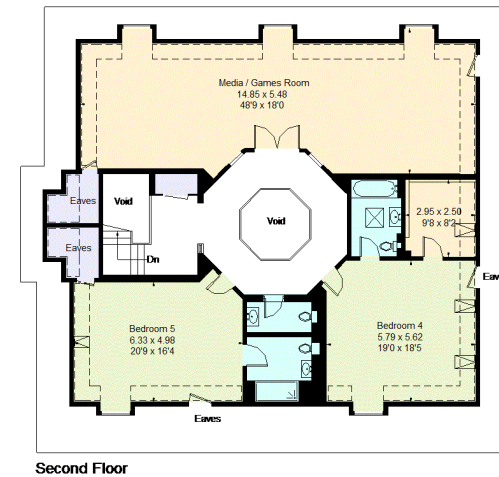
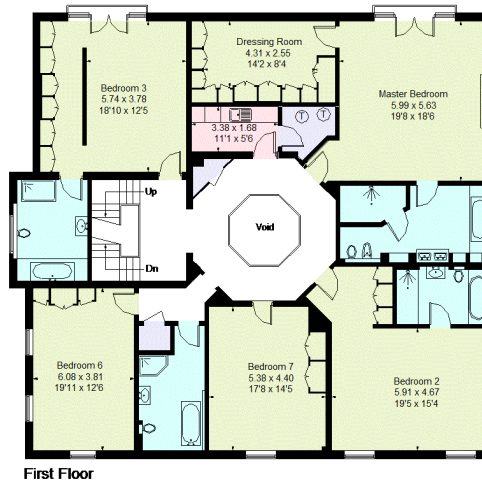
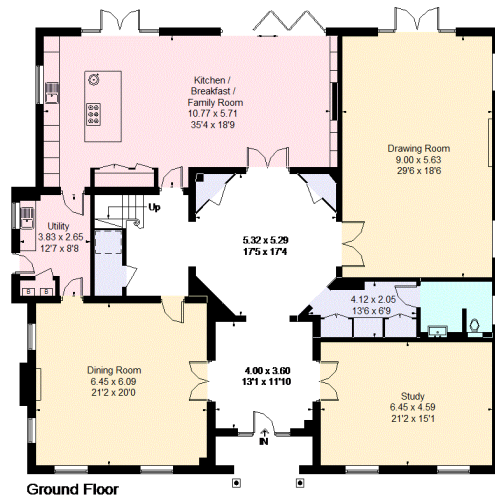
Garage = 54.7 sq m / 589 sq ft

Total = 800.3 sq m / 8614 sq ft



= Reduced headroom below 1.5m / 5'0"

(Not Shown in Actual Location / Orientation)



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



