

CHRISTIES

020 8643 7777



30 Ewell Road, Cheam, Surrey SM3 8BU

sales@christiesworld.com

www.christiesworld.com – updated every hour



SOUTH CHEAM

£750,000

This unique property is one of the area's most remarkable homes. Architect designed by the renowned Michael Manser in the early 1970's and featured in Homes and Garden magazine, the surprisingly spacious accommodation is spectacularly arranged around a central southerly aspect Italianate courtyard. All principal rooms benefit from full width, full height vistas onto this remarkable feature. The astonishing 45' full width sitting/dining room also enjoys glorious views across the rear garden. Weston Point is prestigiously situated amidst charmingly mature and secluded grounds of about a third of an acre and nestles between the area's two premier private roads about a hundred yards from Banstead Downs. There is a wide choice of amenities at Cheam, Belmont and Sutton, including rail stations, bus routes and shops. The local area is particularly highly regarded for its excellent range of private and state schools catering for all age groups. Leisure facilities within the surrounding area include a choice of excellent private members golf clubs, including Cuddington, Banstead Downs, the RAC Club and Walton Heath. Historic Nonsuch Park is within about 1.5 miles and slightly further afield there is convenient access to Epsom Downs, Banstead Woods, Headley Heath and Box Hill. The nearby A217 provides access towards central London and also links with the M25 at Junction 8 for the wider motorway network and Heathrow and Gatwick international airports. Viewing of this truly exceptional lifestyle residence is most strongly recommended.

TRUST CHRISTIES TO SELL YOUR HOME

WESTON POINT, 178A SANDY LANE, SOUTH CHEAM

ACCOMMODATION

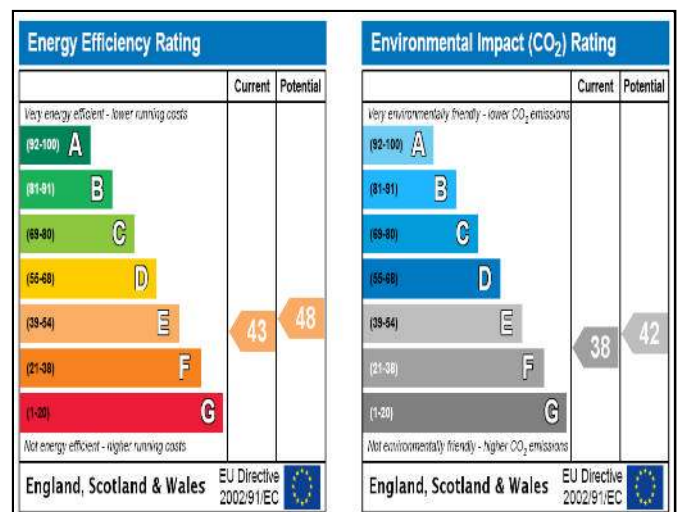
VESTIBULE
RECEPTION HALL - 32'6" x 5'6"
SITTING/DINING ROOM:
SITTING AREA - 28'6" x 17'8"
DINING AREA - 17'8" x 15'6"
KITCHEN - 17'6" x 8'8"
BOILER ROOM - 8'6" x 5'
INNER HALL
BEDROOM 1 - 14'6" x 11'6"
BEDROOM 2 - 14'4" x 11'6"
BEDROOM 3 - 10'3" x 8'6"
BATHROOM 1 - 8'7" x 5'4"
BATHROOM 2 - 9'6" x 5'4"

OUTSIDE

GARAGE - 20'4" (reducing to 15') x 14'4"
PLOT EXTENDING TO APPROXIMATELY
ONE-THIRD OF AN ACRE

£750,000

*** HIGHLY SOUGHT-AFTER SOUTH CHEAM LOCATION * TRANQUIL SETTING BETWIXT TWO PREMIER PRIVATE ROADS AND WITHIN APPROXIMATELY ONE HUNDRED YARDS OF BANSTEAD DOWNS * MATURE WELL SCREENED FRONTAGE * A STUNNING MICHAEL MANSER ARCHITECT DESIGNED BUNGALOW * SPACIOUS ACCOMMODATION ARRANGED AROUND A DELIGHTFUL CENTRAL COURTYARD * IMPRESSIVE 32'6" RECEPTION HALL WITH GALLERY VIEW TO COURTYARD * SPECTACULAR DUAL ASPECT 44' SITTING/DINING ROOM ENJOYING BOTH COURTYARD AND GARDEN VISTAS * DUAL ASPECT KITCHEN WITH SOUTH FACING COURTYARD ASPECT * LARGE BOILER ROOM * SEPARATE BEDROOM WING WITH THREE BEDROOMS AND TWO BATHROOMS * BEDROOMS ONE AND TWO BOTH ENJOY FULL WIDTH FULL HEIGHT VIEWS ONTO THE COURTYARD * GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS * DRIVEWAY WITH AMPLE PARKING * LARGE INTEGRAL GARAGE * WELL ESTABLISHED AND MATURE WESTERLY ASPECT GROUNDS OFFERING A VERY HIGH DEGREE OF PRIVACY AND SECLUSION AND EXTENDING TO ABOUT 180' ***



IMPORTANT NOTES – PLEASE READ

These particulars are for guidance only and do not constitute part of an offer or contract. They should not be relied upon as a statement or representation of fact and all measurements given are approximate only. Purchasers should verify all matters concerning planning consents, building regulations and extension potential to their own satisfaction. Neither Christies nor their employees are able to confirm the structural condition of the property or that services, appliances, equipment or other facilities are available and in working order. Purchasers are strongly advised to arrange their own survey. Please ask for clarification on any point that may concern you, especially if travelling some distance to view the property.