



**CORNWALL ROAD, CHEAM, SUTTON, SM2**

**£1,450,000 FREEHOLD**

**AN IMPRESSIVE EDWARDIAN FAMILY HOME OFFERING SPACIOUS ACCOMMODATION, BEAUTIFUL PERIOD FEATURES, OVER 100FT REAR GARDEN AND A CONVENIENT LOCATION CLOSE TO CHEAM VILLAGE**

**Winkworth**

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## AT A GLANCE

- Edwardian Architecture
- Highly Sought After Family Home
- 5 Double Bedrooms
- Three Spacious Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- Basement
- Downstairs Bathroom
- Family Bathroom plus En-Suite
- Approx. 109ft Rear Garden
- Two Garages
- Large Gated Driveway
- Council Tax Band G
- EPC Rating E

## DESCRIPTION

Edwardian architecture at its very best! This truly magnificent, five-bedroom detached property instantly draws the eye with its superb kerb appeal and is set in a road popular for its substantial family homes and close proximity to Cheam Village and Cheam train station.

With over 2800 sq. ft of accommodation featuring extremely spacious room sizes and multiple reception rooms, this is a home that will provide everything the modern family could desire, entwined with gorgeous period features.

The property starts with the attractive porch which leads into an expansive reception hall featuring charming window seating, a period fireplace and a beautiful stained glass front door. The hall leads to all three reception rooms; the dining room overlooking the front aspect, the living room which offers a log burner, large bay window and access to the rear garden and a breakfast/family room with gorgeous original double doors opening onto a patio. Further rooms on the ground floor are the modern fitted kitchen with abundant work surface and storage, a useful utility room, a downstairs bedroom and a fully tiled bathroom/WC. Stairs from the hall lead down to the basement which the current owners use as a home office.

Heading to the first floor, the staircase turns at a landing offering a good-sized dual aspect bedroom with en-suite bathroom and then continues to the main landing which has the remaining three well-proportioned double bedrooms and generous family bathroom. Two of the bedrooms feature attractive fire surrounds whilst the bathroom is contemporary with its free-standing bath, walk-in shower and dual hand basins.

Externally, the circa 109ft rear garden has a beautifully manicured lawn surrounded by gravel pathways, mature trees and shrubs, high fences and beech hedging. Various patios offer a choice of seating areas in a garden which will provide the perfect backdrop to summer parties and gatherings with friends and family. To the front, the gated carriage driveway has ample space for parking and gives access to both garages as well as the pretty, arched side access.

The local quaint Cheam Village, with its Grade II Listed buildings and historic parkland, offers a wide choice of shops and restaurants, well-regarded schools including Nonsuch High School for Girls and Cheam train station providing fast and frequent services into London Bridge and Victoria. Families will benefit from lots of amenities including bus routes towards Kingston-upon-Thames, Epsom and Heathrow, as well as leisure facilities including gyms, leisure centres, cricket clubs, tennis clubs and parkland including Cheam and Nonsuch Parks.



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## ACCOMMODATION

Reception Hall - 14'7" x 13' max (4.45m x 3.96m max)

Living Room - 21' x 15' max (6.4m x 4.57m max)

Dining Room - 16'6" x 13' max (5.03m x 3.96m max)

Kitchen - 15'6" x 10' max (4.72m x 3.05m max)

Breakfast Room - 12'9" x 10'5" max (3.89m x 3.18m max)

Utility Room - 12'3" x 7'4" max (3.73m x 2.24m max)

Downstairs Bathroom/WC

Ground Floor Bedroom

Bedroom with En-Suite - 16'7" x 10' max (5.05m x 3.05m max)

Bedroom - 16' x 13'2" max (4.88m x 4.01m max)

Bedroom - 15'1" x 13'9" max (4.6m x 4.2m max)

Bedroom - 14'5" x 10'3" max (4.4m x 3.12m max)

Family Bathroom - 12'8" x 10'3" max (3.86m x 3.12m max)

Basement - 14'4" x 12' max (4.37m x 3.66m max)

Garden - Approx. 109ft

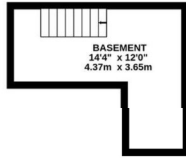
Garage - 18' x 10' max (5.49m x 3.05m max)

Garage - 16'2" x 10' max (4.93m x 3.05m max)

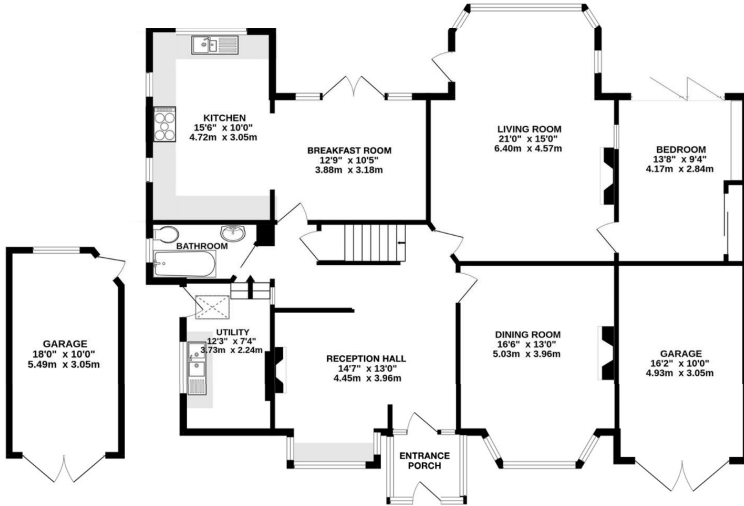
**Cornwall Road, Cheam SM2 6DR**

INTERNAL FLOOR AREA (APPROX.) 2810 sq ft/ 261.0 sq m  
'including Garages

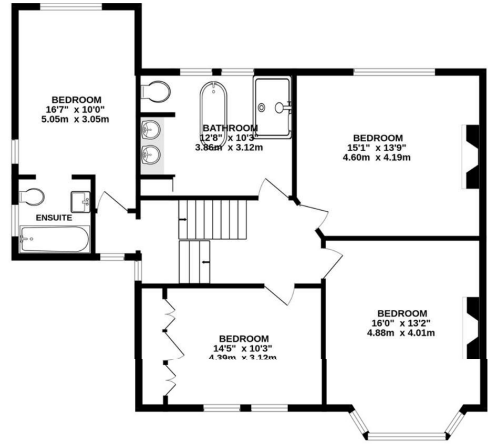
Garden extends to 109' (33.0m) approx.



BASEMENT



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 71        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 44                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

