



WILBURY AVENUE, CHEAM, SUTTON, SURREY, SM2
£2,250,000 FREEHOLD

**A STUNNING AND SUBSTANTIAL DETACHED
RESIDENCE, SET BEHIND THE HISTORIC 'HARE WALL'
IN THE HEART OF SOUTH CHEAM**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 5 Bedrooms
- 3 Reception Rooms
- Open-Plan Kitchen
- Utility Room
- Study
- En-Suite Shower Room
- Family Bathroom
- Cloakroom/Wc Plus Outside Wc
- Plot Of Just Under One Acre
- Double Garage
- Council Tax Band G
- EPC Rating C

DESCRIPTION

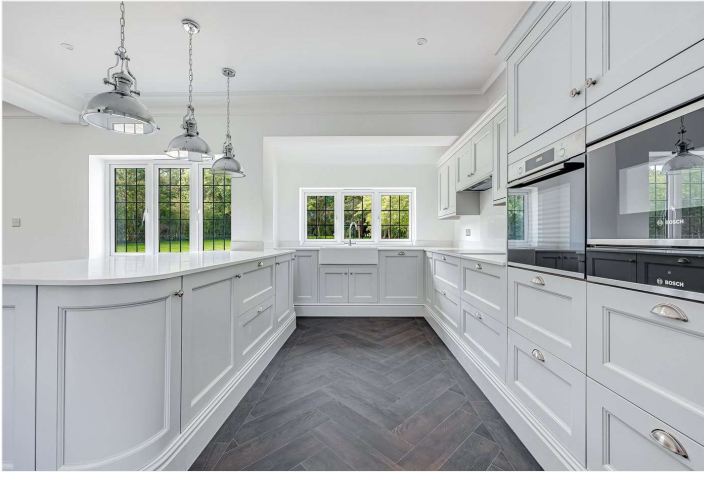
This stunning family residence is set within Wilbury Avenue, one of South Cheam's most sought-after locations and designated as an 'Area of Special Local Character'. The property itself sits within a plot approaching 1 acre in size and is fronted by the 'Hare Wall', which is Grade II listed as it once formed part of King Henry VIII's hare coursing warren.

The property has been meticulously refurbished throughout and boasts accommodation of over 3,000 feet set over two floors. However, the centrepiece of this fine home must be the stunning open plan family room, dining room and kitchen, which overlook an incredible landscaped west facing rear garden. Also on the ground floor is a front reception room, complete with seven casement bay leaded windows, a utility room and downstairs WC.

On the first floor the property offers five double bedrooms with four of the bedrooms benefitting from bespoke crafted wardrobes with oak interiors. The principal bedroom features an ensuite shower room whilst there is a further family bathroom complete with roll top bath and shower.

Another hugely impressive feature of this incredible home is the outside space. Occupying a west facing plot of almost an acre, the garden simply goes on forever and features an expansive landscaped lawn as well as a large wilding section to the rear. To the front of the property, an impressive, gated carriage drive provides access to the property whilst also framing the historic 'Hare Wall'.

The property also offers substantial scope for development and plans have been drafted for a substantial rear extension along with a spectacular side extension which reaches back into the garden and will provide additional garaging, indoor swimming pool, shower/changing room, gym, steam and sauna room and a bar, all with bi-fold doors opening to the garden. Also included within the side extension is a two bedroom duplex apartment. The plans and drawings are included in the property photographs.



ACCOMMODATION

Reception Hall

Drawing Room - 36' x 20'5" max (10.97m x 6.22m max)

Kitchen - 20' x 9'2" max (6.1m x 2.8m max)

Utility Room - 9'10" x 9'6" max (3m x 2.9m max)

Dining Room - 18'7" x 14'2" max (5.66m x 4.32m max)

Study - 11'10" x 8'11" max (3.6m x 2.72m max)

Cloakroom/WC

Bedroom - 18'2" x 15'8" max (5.54m x 4.78m max)

En-Suite Shower Room - 7'9" x 7'1" max (2.36m x 2.16m max)

Bedroom - 19'3" x 14'5" max (5.87m x 4.4m max)

Bedroom - 16'2" x 11'9" max (4.93m x 3.58m max)

Bedroom - 12'7" x 12' max (3.84m x 3.66m max)

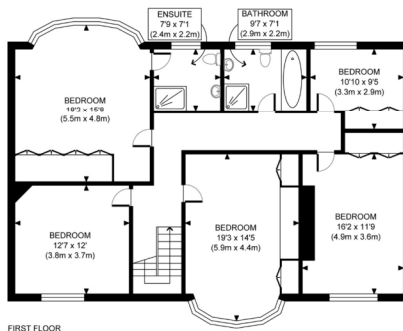
Bedroom - 10'10" x 9'5" max (3.3m x 2.87m max)

Family Bathroom - 9'7" x 7'1" max (2.92m x 2.16m max)

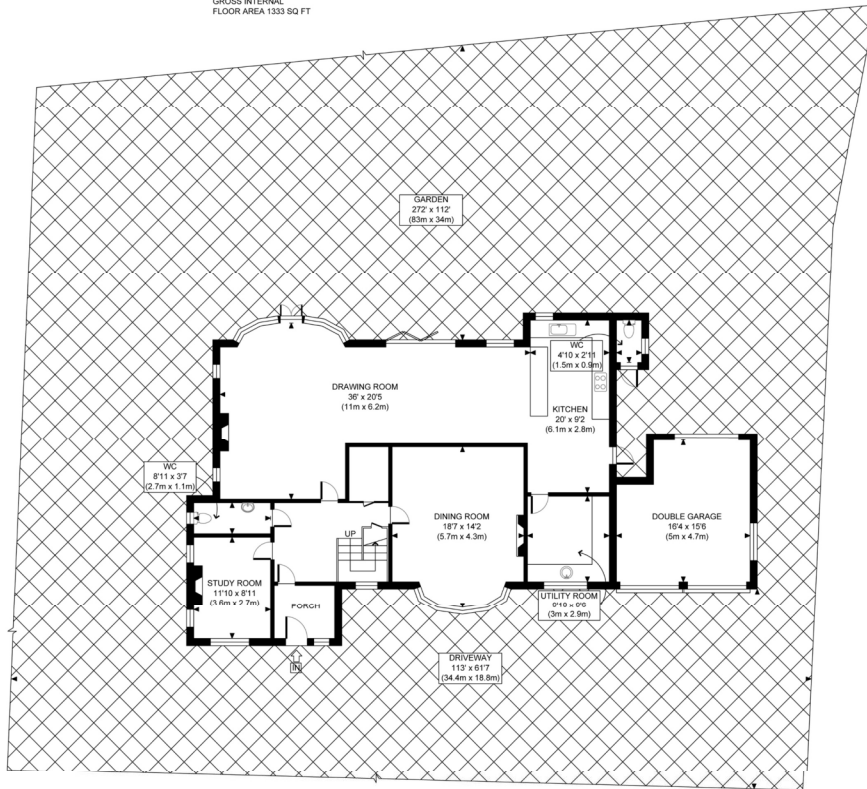
Double Garage - 16'4" x 15'6" max (4.98m x 4.72m max)

Outside WC

Garden - Approx. 272ft x 112ft



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1333 SQ FT



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA WITH DOUBLE GARAGE 1709 SQ FT
 FLOOR AREA WITHOUT DOUBLE GARAGE 1499 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH DOUBLE GARAGE 3042 SQ FT / 283 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT DOUBLE GARAGE 2802 SQ FT / 260 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Wilbury Avenue
 date 29/07/23
 photoplan



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+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

