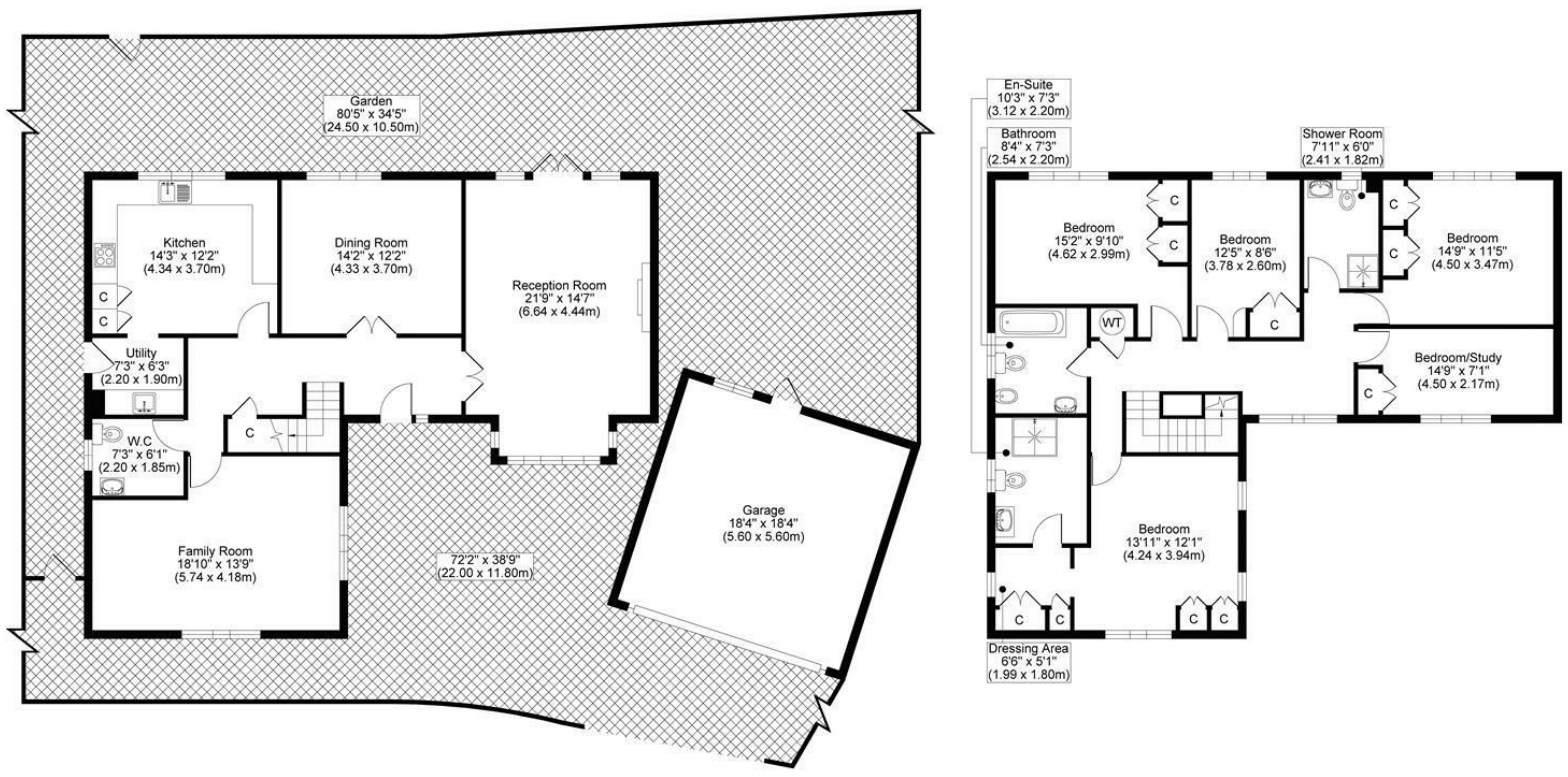


VILLIERS GROVE, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2657 SQ.FT (247 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2320 SQ.FT (215 SQ.M)



GROUND FLOOR

FIRST FLOOR

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.

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Villiers Grove, Cheam SM2 7NN

Guide Price £1,400,000

CHAIN FREE **GUIDE PRICE £1,400,000 - £1,500,000**
Welcome to Villiers Grove – An impressive and well-presented detached family home set within an exclusive gated development in a prime Cheam location, backing directly onto Cheam sports club with attractive open views.
This substantial residence offers spacious and well-balanced accommodation, ideal for modern family living. The ground floor features a generous principal reception room with access to the garden, a separate dining room perfect for entertaining, and an additional family room providing excellent versatility. The well-appointed kitchen is complemented by a utility area and ground floor WC, ensuring practicality alongside comfort.
Upstairs, there are five well-proportioned bedrooms, including a principal suite with en-suite facilities and dressing area. The remaining bedrooms are served by a family bathroom and separate shower room, offering flexible accommodation for growing families, guests, or home working.
Externally, the property enjoys a private rear garden with a delightful outlook backing onto Cheam sports club, creating a rare sense of openness and privacy. The gated setting enhances security and exclusivity, while a driveway and detached garage provide ample off-street parking.
Combining generous living space, a prestigious gated position and sought-after views, Villiers Grove represents a rare opportunity to acquire a substantial family home in one of Cheam's most desirable locations.

Gate charges TBC

- Impressive detached family home within an exclusive gated development
- Attractive open views to the rear
- Well presented throughout
- EPC Rating C
- Council Tax Band G











