




HENLEY HOMES

Fairfields The Drive
South Cheam | Surrey SM2 7DH |



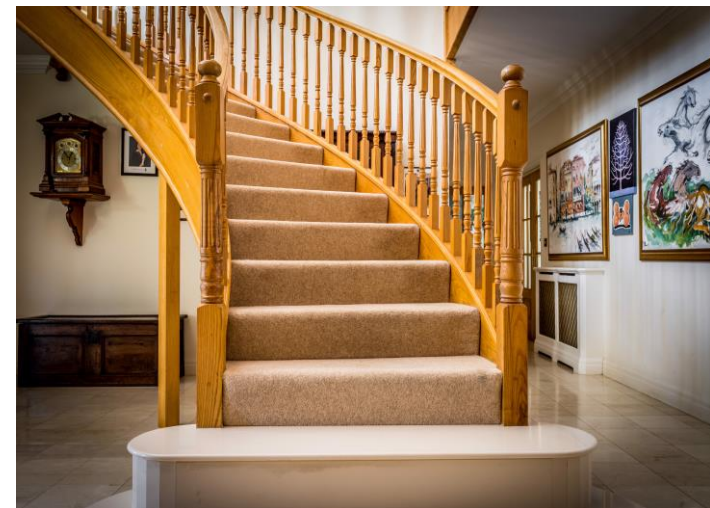
Fairfields is a luxuriously prestigious family home with just under 7,700 sq ft of living accommodation, a self-contained one-bedroom annex and a basement cinema room. Set within South Cheam's premier private road, The Drive. With an impressive, gated driveway to house a multitude of cars, five further garages and with an overall plot size of approximately 2/3 of an acre this family home offers an extensive array of premium features. The ground floor provides an extremely spacious double aspect lounge, formal dining room, further family room with adjoining conservatory all with doors leading onto the patio and a light and bright kitchen/breakfast/family area, a fully equipped home office and a gym. The ground floor also provides two useful cloaks cupboards, downstairs cloakroom, and separate utility. The vast solid oak sweeping staircase leads us to the first floor. The first floor features a wonderful galleried landing with a stunning balcony overlooking the front aspect of the property. There are five double bedrooms, three with en-suites and two bedrooms benefiting from a modern jack n jill bathroom, the main suite boasting a separate dressing room and luxurious en-suite. The second floor has a vast guest suite with an en-suite and plenty of storage. The impressive rear garden has a full width patio leading to a wonderful lawn with designer trees and shrubs, a heated Breeze house and an orchard at the rear.

Entrance Hall 22' 1" x 20' 6" (6.73m x 6.24m)

Marble tiled floor, sweeping oak staircase with marble lower steps, two cloaks cupboards.

Cloakroom

Front aspect, wash hand basin on wooden vanity unit, low level WC, sash windows, marble tiled floor.





Kitchen / Breakfast Room 33' 9" x 15' 0" (10.28m x 4.57m)

Double aspect, side door leading into side passage, tiled floor, high and low level storage, granite worksurface space for American style fridge, integrated microwave and electric oven and grill, waste disposal, part stone tiled walls, gas hob and extractor hood, granite topped central island with undercounter storage, ceiling mounted music speakers, double door leading into formal dining room, sash windows, pantry cupboard.

Utility Room 10' 7" x 7' 6" (3.22m x 2.28m)

Side aspect, side door leading into passage, sink, high and low level storage, space for washing machine and tumble dryer.



Lounge 25' 4" x 18' 1" (7.72m x 5.51m)

Double aspect, sash windows, ceiling mounted music speakers, gas working fireplace with marble surround and hearth, two sets of patio door leading to garden.





Study 18' 1" x 11' 3" (5.51m x 3.43m)
Front aspect, built in wooden office furniture with freestanding desks, sash windows.

Dining Room 17' 5" x 14' 7" (5.30m x 4.44m)
Rear aspect, patio doors leading onto patio area and side connecting door into the kitchen.

Family Room 19' 3" x 15' 1" (5.86m x 4.59m)
Double aspect, ceiling mounted music speakers, wood effect strip flooring, patio door leading to conservatory.

Conservatory 16' 9" x 14' 4" (5.10m x 4.37m)
Triple aspect, stone tiled floor, doors leading to garden and patio area.



Bedroom 1 18' 8" x 18' 0" (5.69m x 5.48m)

Rear aspect, fitted wardrobes, sash windows, ceiling mounted music speakers.

En-suite 10' 4" x 9' 2" (3.15m x 2.79m)

Rear aspect, heated towel rail, bidet, sash windows, low level WC, ceramic tiled floor, corner jacuzzi bath with hand held shower attachment, ceramic tiled walls, shower cubicle with wall mounted shower attachments.

Dressing Room 9' 8" x 8' 8" (2.94m x 2.64m)

Front aspect, fitted wardrobes.





Bedroom 2 17' 2" x 16' 1" (5.23m x 4.90m)
Rear aspect, sash windows, fitted wardrobes.

En-suite 10' 4" x 6' 2" (3.15m x 1.88m)
Rear aspect, ceramic tiled floor and part tiled walls, panelled bath with hand held shower attachment, heated towel rail, low level WC, wash hand basin on vanity unit, shower cubicle with wall mounted shower head.



Bedroom 3 19' 3" x 15' 2" (5.86m x 4.62m)
Front aspect, sash windows, fitted wardrobes.

En-suite 9' 8" x 4' 4" (2.94m x 1.32m)
Shower cubicle with ceramic tiled walls, wall mounted shower head, ceramic tiled floor, low level WC, heated towel rail, wash hand basin on vanity unit.





Bedroom 4 18' 1" x 14' 3" (5.51m x 4.34m)
Rear aspect, sash windows, fitted wardrobes.

Jack n Jill Bathroom 8' 7" x 6' 4" (2.61m x 1.93m)
Side aspect, ceramic tiled floor, low level WC, wash hand basin on vanity unit, heated towel rail, wood panelled bath with separate hand held shower attachment, part tiled walls.

Bedroom 5 18' 1" x 11' 4" (5.51m x 3.45m)
Front aspect, fitted wardrobes, sash windows.



Galleried Landing 15' 5" x 4' 5" (4.70m x 1.35m)
With patio doors leading onto balcony (measurements are for balcony)

Guest Suite 33' 5" x 19' 9" (10.18m x 6.02m)
Rear aspect, eaves storage and a large storage cupboard.

En-suite 11' 9" x 7' 1" (3.58m x 2.16m)
Rear aspect, wash hand basin on vanity unit, ceramic tiled floor, low level WC, heated towel rail, shower cubicle with ceramic tiled walls, wall mounted shower head.





Gymnasium 21' 6" x 21' 3" (6.55m x 6.47m)
Front aspect, air-conditioning.

Cinema Room 27' 8" x 22' 5" (8.43m x 6.83m)
Air-conditioning, walk-in store room.

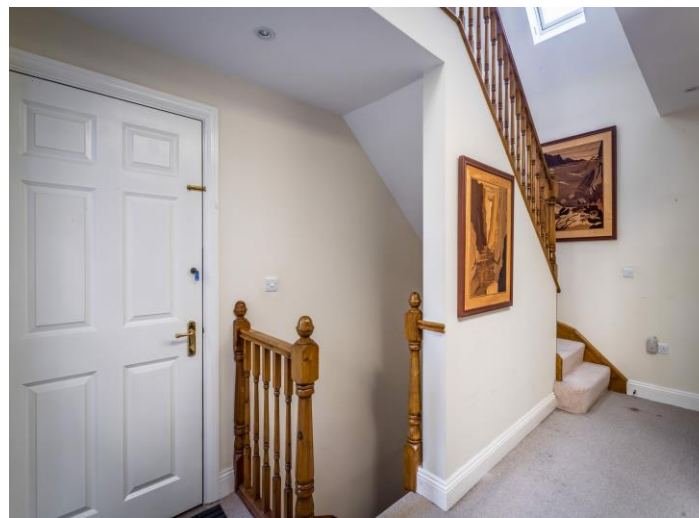
Annex 27' 8" x 15' 4" (8.43m x 4.67m)
Open plan bedroom, sitting and kitchen area. Side aspect, Kitchen has high and low level storage, quartz worksurfaces, under counter fridge.

En-suite 8' 6" x 6' 3" (2.59m x 1.90m)
Rear aspect, wash hand basin on pedestal, bidet, ceramic tiled floor and part tiled walls, low level WC, shower cubicle with hand held shower attachment.

Triple Garage 27' 9" x 19' 4" (8.45m x 5.89m)
With electric separate up and over doors.

Car Port 17' 10" x 16' 3" (5.43m x 4.95m)
Space for two cars.

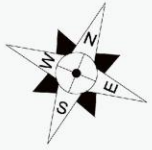
Garden
Overall plot size of 0.66 of an acre.







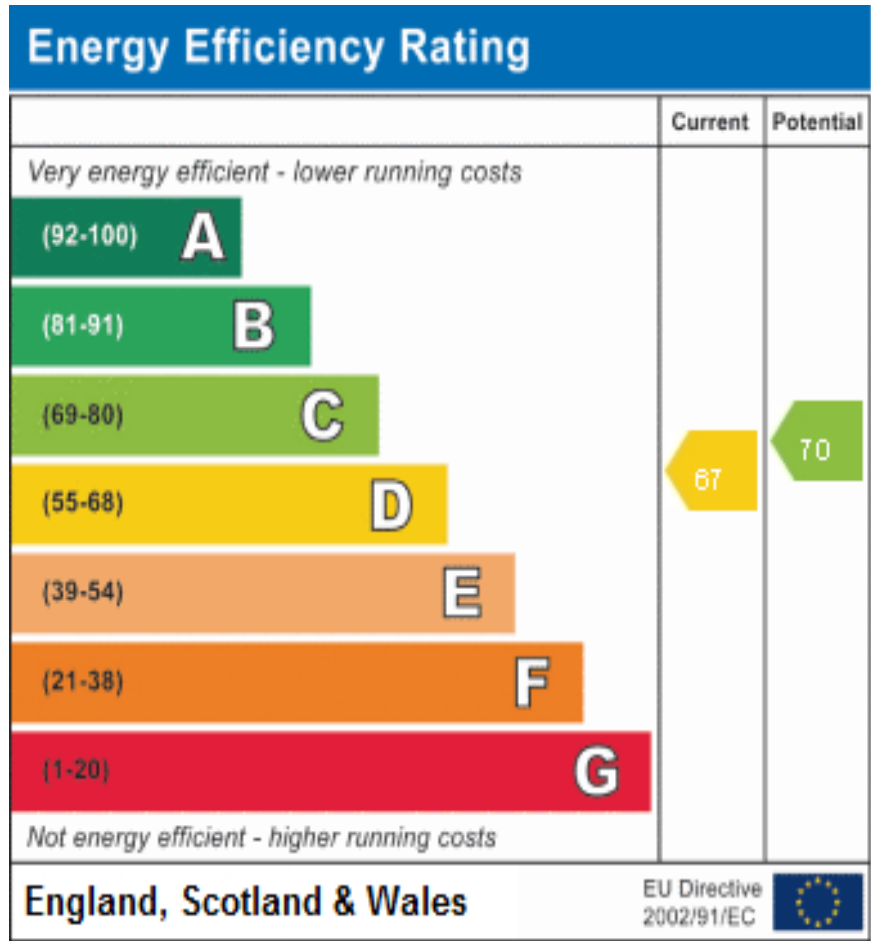
The Drive SM2



Approx. Gross Internal Floor Area 7669 sq. ft / 712.47 sq. m

Approx. Gross Internal Garage Area 826 sq. ft / 76.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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