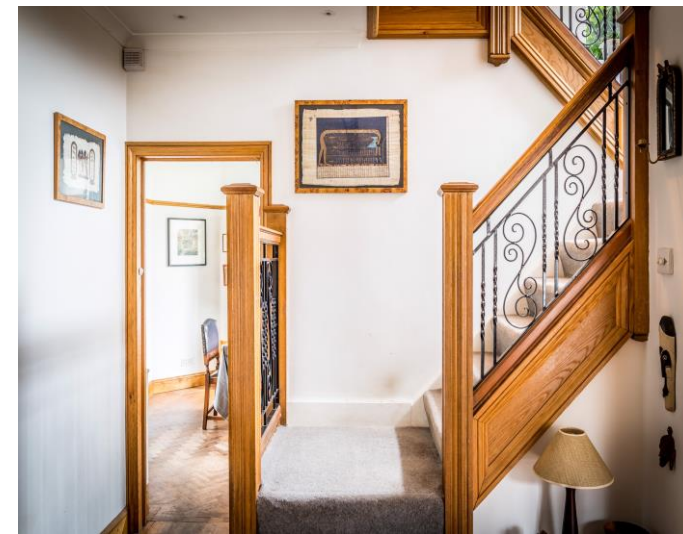





HENLEY HOMES

8 Heath Drive | South Sutton
Surrey | SM2 5RP |



Heath Drive is set within one of the most sought-after tree lined roads in the heart of South Sutton. This impressive detached 1930's character residence built by Esder Brown has a bold frontage with a carriage driveway providing parking for numerous cars. This loved family home features much larger than average accommodation spread over two floors and sits within an estate of over half an acre. The vast ground floor living accommodation comprises of cloakroom, breakfast room, kitchen, sitting room, dining room, family room, study, conservatory and a wine cellar. The wide oak staircase leads up-to the first floor, which has five bedrooms and two bathrooms. The master suite has the luxury of being triple aspect and having an en-suite. Externally the rear garden measures over 200ft with a heated swimming pool, mature and varied range of planting and outbuildings. The mature garden has rows of various apple and fruit trees. Attached to the side of the property are a garage, bike shed and covered sideway.

Entrance Hall

Original solid wood parquet flooring.

Kitchen 25' 10" x 9' 11" (7.87m x 3.02m)

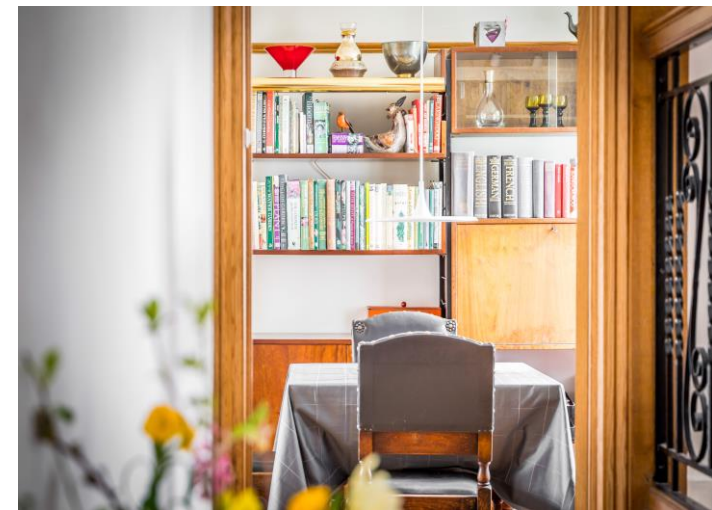
Rear aspect, kardean flooring, high and low level oak finished cupboards, storage, electric oven with separate grill, granite work surface, part tiled walls, dishwasher, 1 1/2 sinks, stable door leading onto patio area, space for large fridge, heated towel rail, The utility area has space for washing machine and tumble dryer and second sink.

Breakfast Room 12' 5" x 10' 11" (3.78m x 3.32m)

Front aspect, original wooden parquet flooring.

Cloakroom

Front aspect, heated towel rail, wash hand basin on vanity unit, low level WC.





Family Room 31' 5" x 12' 11" (9.57m x 3.93m)
Double aspect, free standing log burner, parquet flooring, side doors leading onto patio area.

Sitting Room 13' 9" x 13' 3" (4.19m x 4.04m)
Original wooden parquet flooring.

Dining Room 21' 4" x 12' 1" (6.50m x 3.68m)
Front aspect, original wooden parquet flooring, wood burning Inglenook open fireplace.



Study 14' 9" x 9' 7" (4.49m x 2.92m)
Orangery roof, wood effect laminate flooring.

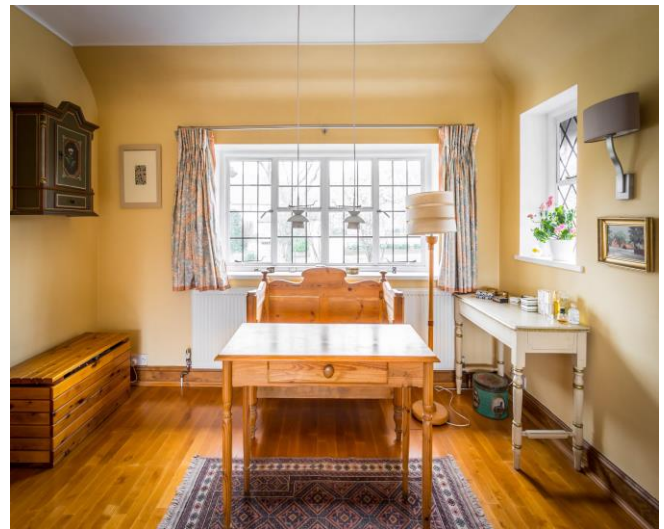
Conservatory 19' 2" x 9' 7" (5.84m x 2.92m)
Large orangery roof, rear aspect, access to wine cellar,
bamboo wood flooring.





Master bedroom 21' 5" x 12' 2" (6.52m x 3.71m)
Triple aspect, beech wood strip flooring, fitted wardrobes.

En-suite
Double aspect, under floor heating, heated towel rail, wash hand basin on vanity unit, low level WC, bidet, ceramic tiled panellled bath with hand held shower attachment.



Bedroom 2 17' 2" x 14' 2" (5.23m x 4.31m)
Rear aspect, large bay window, built in wardrobes.

Bedroom 3 21' 3" x 9' 5" (6.47m x 2.87m)
Triple aspect.



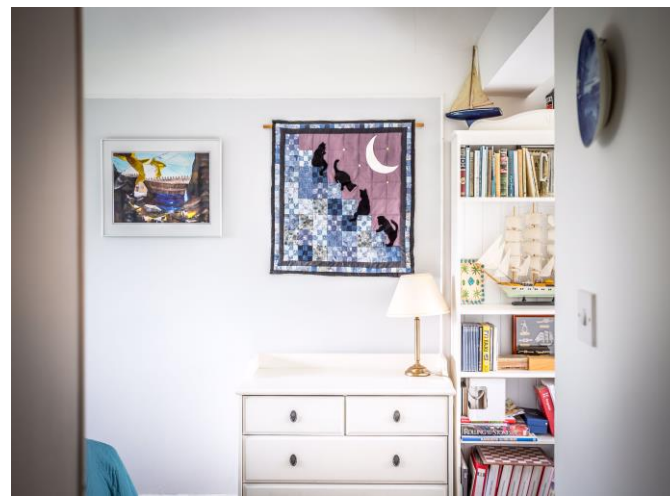


Bedroom 4 12' 6" x 11' 11" (3.81m x 3.63m)
Rear aspect, strip wood flooring, built in cabin bed.

Bedroom 5 10' 1" x 9' 2" (3.07m x 2.79m)
Front aspect, built in wardrobes.

Family Bathroom

Front aspect, ceramic tiled floor and part tiled walls, wash hand basin on vanity unit, ceramic tiled panelled bath with hand held shower attachment, low level WC, 2 x heated towel rails.



Garage 18' 4" x 9' 11" (5.58m x 3.02m)
Side aspect

Covered Sideway 17' 9" x 7' 5" (5.41m x 2.26m)

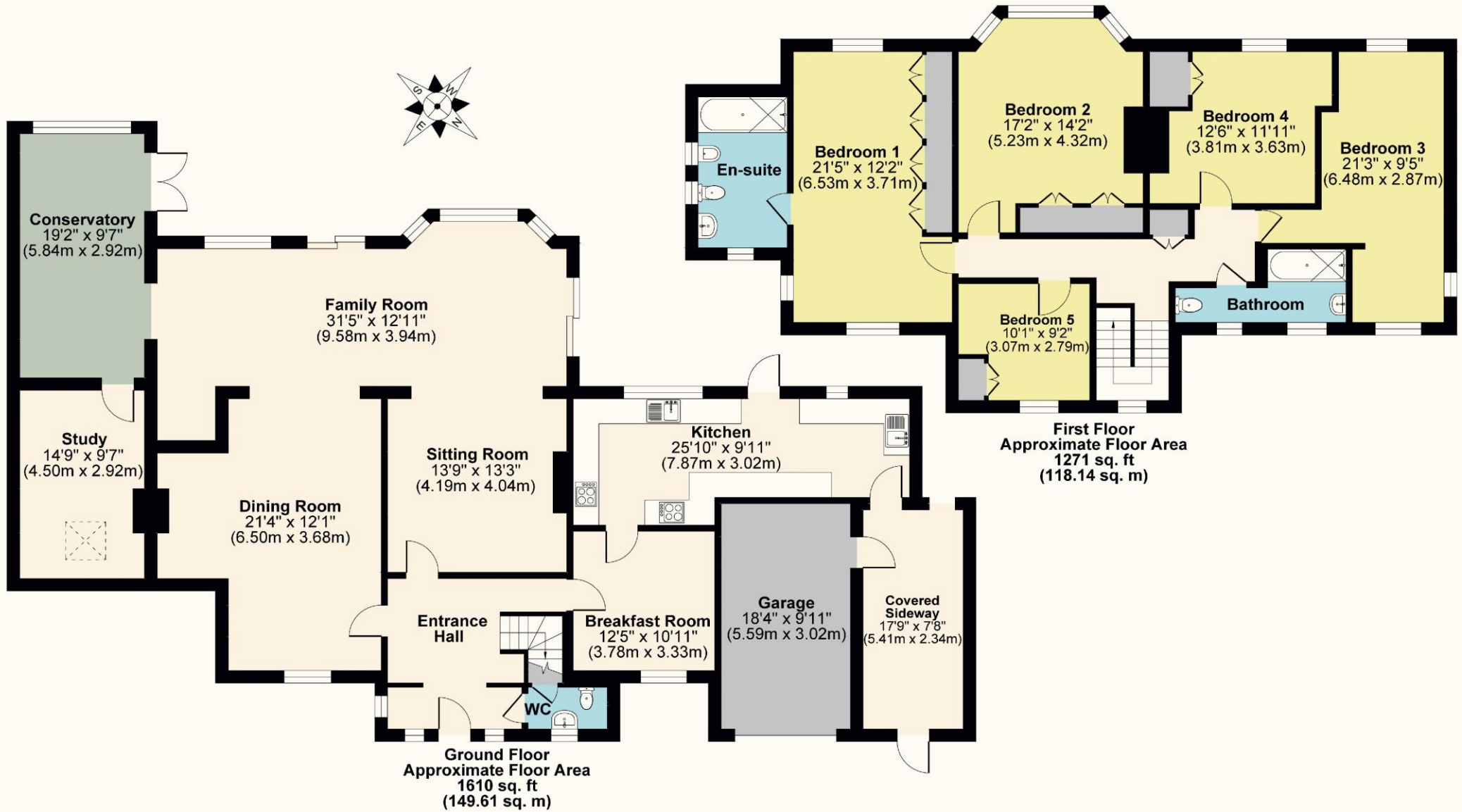
Covered Bike Shed

Front garden 82' 0" x 56' 0" (24.97m x 17.06m)



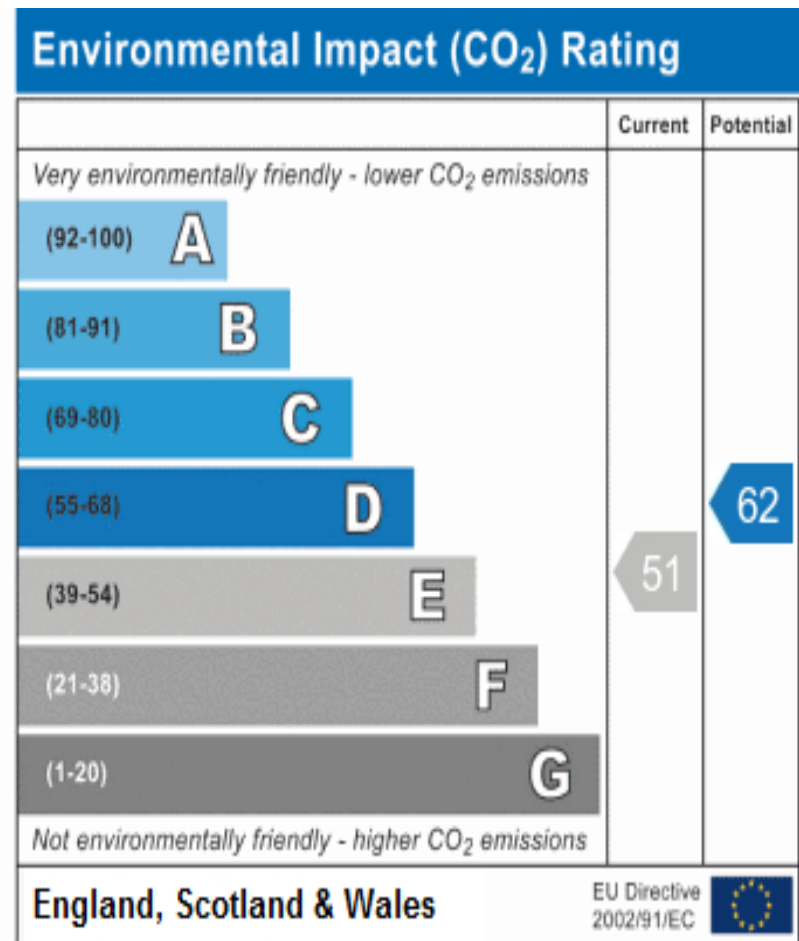
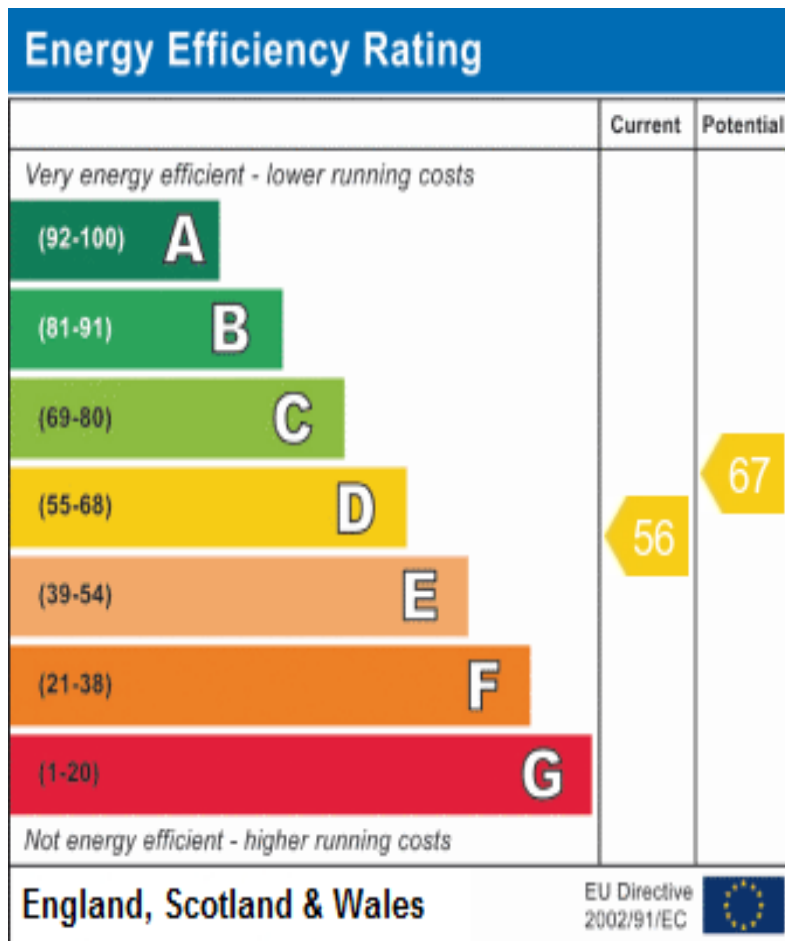


Heath Drive, SM2



Approx. Gross Internal Floor Area 2881 sq. ft / 267.75 sq. m (Excludes Covered Sideway)

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.



HENLEY HOMES

0203 873 2700
 info@henleyhomes.agency | www.henleyhomes.agency