




HENLEY HOMES

Latymer The Drive
South Cheam | Surrey SM2 7DJ |



HENLEY HOMES ESTATE AGENT - Laytmer is a large prestigious much loved family home with just over 4,500 sq ft of living accommodation and also benefits from an indoor area of 1,570sq ft of leisure comprising of a heated swimming pool, sauna, bar and changing area. Situated on South Cheam's premier private road, The Drive. Laytmer sits in the middle of 0.72 of an acre with an impressive and a large carriage driveway to house a multitude of cars. This five bed family home is spread over three floors. The overall accommodation provides a vast hallway leading to an extremely spacious sitting room, and formal dining room, home office and a light and bright kitchen/breakfast/family area with doors leading onto one of the patios. The ground floor also provides a downstairs cloakroom and separate utility. The first floor has four double bedrooms all with en-suites, with the main having access to a 33' balcony. The second floor has a large double aspect bedroom, with stunning views overlooking London and a bathroom. The rear garden has a full width patio leading to a wonderful lawn with designers trees and shrubs, feature fish pond and tennis court.

Entrance Hall 30' 6" x 18' 6" (9.29m x 5.63m)

L shaped entrance hall with ceramic tiled floor.

Kitchen / Breakfast Room 19' 0" x 15' 6" (5.79m x 4.72m)

Rear aspect, ceramic tiled floor, marble worksurfaces, high and low level storage, electric oven with gas hob and extractor hood, double sink, integrated microwave, integrated dishwasher, space for freestanding American style fridge/freezer, freestanding island with undercounter storage and marble top, patio door leading into garden.

Utility Room 16' 1" x 10' 5" (4.90m x 3.17m)

Rear aspect, high and low level storage, sink, space for washing machine and tumble dryer, door leading onto patio area.



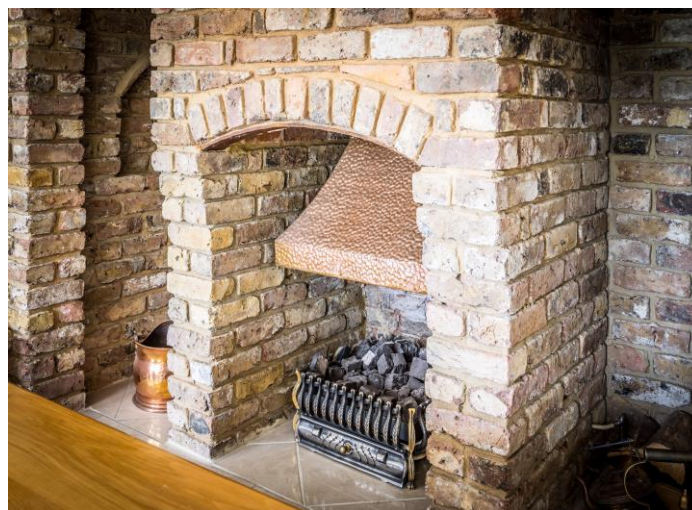


Cloakroom

Side aspect, low level WC, wash hand basin on vanity unit.

Sitting Room 28' 8" x 20' 6" (8.73m x 6.24m)

Double aspect, ceramic tiled floor, four sets of patio doors leading onto patio area, working fireplace with brick surround.



Office 17' 4" x 10' 9" (5.28m x 3.27m)

Front aspect, working gas fire, original solid wood strip flooring, wooded fitted office furniture.

Dining Room 16' 8" x 15' 6" (5.08m x 4.72m)

Double aspect, ceramic tiled floor.





Bedroom 1 30' 3" x 13' 0" (9.21m x 3.96m)
Double aspect, four poster bed, fitted wardrobes and makeup area, patio doors leading onto outside terrace which measures 33'4 x 6'8.

En-suite 19' 1" x 9' 9" (5.81m x 2.97m)
Rear aspect, double sink on vanity unit with marble surround, two heated towel rails, shower with wall mounted shower attachment, bidet, low level WC, panelled bath with marble surround with hand held shower attachment, ceiling speakers, marble floor.

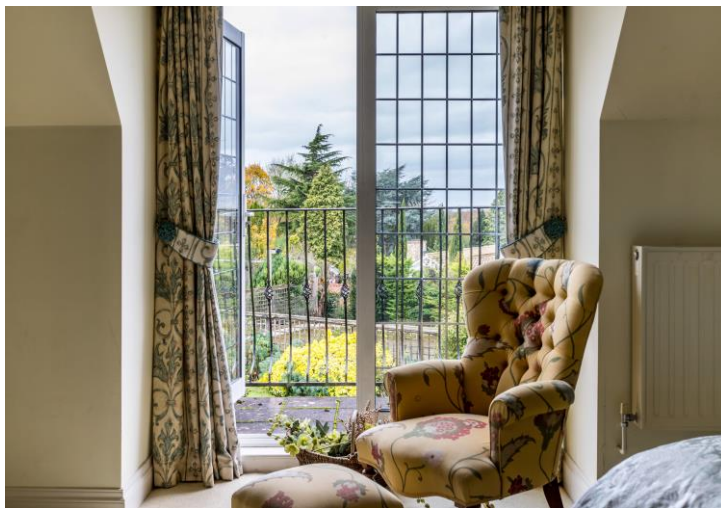


Bedroom 2 17' 5" x 16' 1" (5.30m x 4.90m)

Rear aspect, fitted overbed storage and wardrobes, door leading onto balcony area.

En-suite 17' 5" x 7' 6" (5.30m x 2.28m)

Front aspect, tiled floor, panelled bath with hand held shower attachment, wall mounted wash hand basin, low level WC, bidet, shower cubicle with hand held shower attachment, part tiled walls.



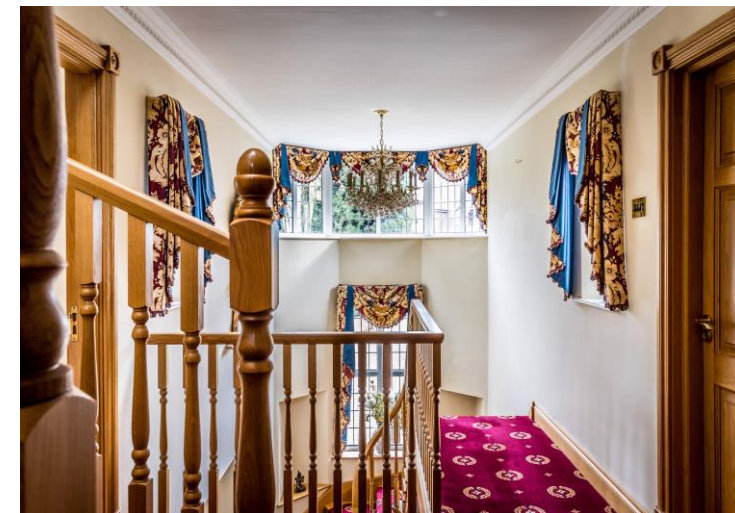


Bedroom 3 17' 2" x 10' 9" (5.23m x 3.27m)
Front aspect, fitted overbed storage and wardrobes.

En-suite 13' 0" x 11' 2" (3.96m x 3.40m)
Double aspect, tiled floor, heated towel rail, wash hand basin on pedestal, low level WC, bidet, wood panelled bath, shower cubicle with wall mounted shower attachment.

Bedroom 4 12' 2" x 10' 3" (3.71m x 3.12m)
Double aspect, overbed storage with fitted wardrobes, fitted makeup desk.

En-suite
Wash hand basin on pedestal, low level WC, heated towel rail, tiled floor and walls, shower with hand held shower attachment.



Bedroom 5 24' 0" x 20' 0" (7.31m x 6.09m)

Double aspect, rear patio door leading onto balcony area, ceiling speakers.

Bathroom 17' 4" x 6' 6" (5.28m x 1.98m)

Side aspect velux window, ceramic tiled floor and part tiled walls, wall mounted wash hand basin, low level WC, bidet, shower cubicle with handheld shower attachment.





Swimming Pool Area 44' 0" x 35' 6" (13.40m x 10.81m)
Double aspect, tiled floor, heated swimming pool, jacuzzi, bar area, rear patio doors leading into garden.

Family Bathroom 16' 2" x 10' 9" (4.92m x 3.27m)
Front aspect, shower cubicle with wall mounted showerhead, separate cloakroom with low level WC, part tiled walls, corner wall mounted wash hand basin, door leading to swimming pool area.

Sauna 5' 7" x 5' 5" (1.70m x 1.65m)

Shower Area 5' 5" x 4' 6" (1.65m x 1.37m)
Wall mounted shower head.



Garage 15' 9" x 15' 4" (4.80m x 4.67m)
Integral from utility.

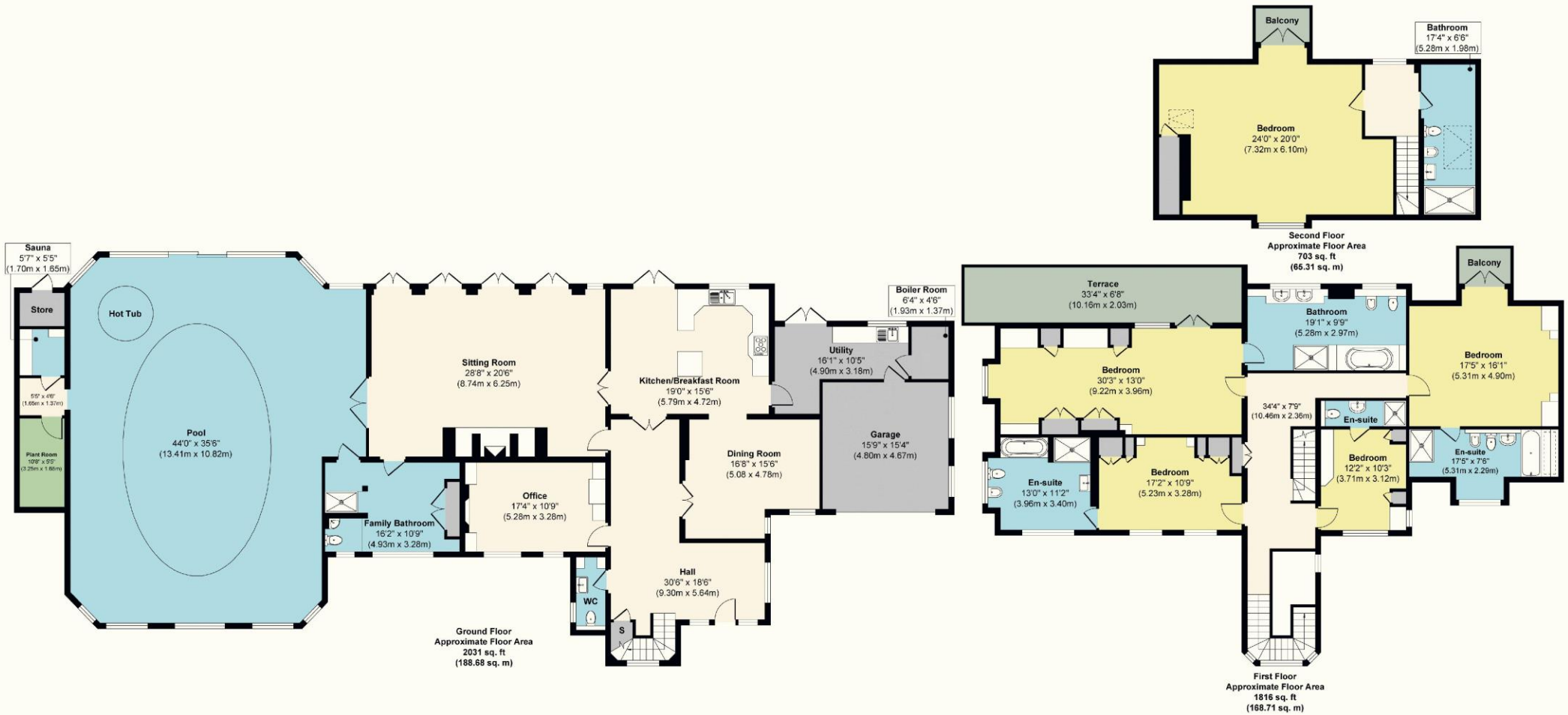
Rear Garden
Mature planting and shrubs, tennis court, fish pond and large patio area.

Overall Plot Size 0.72 of an acre



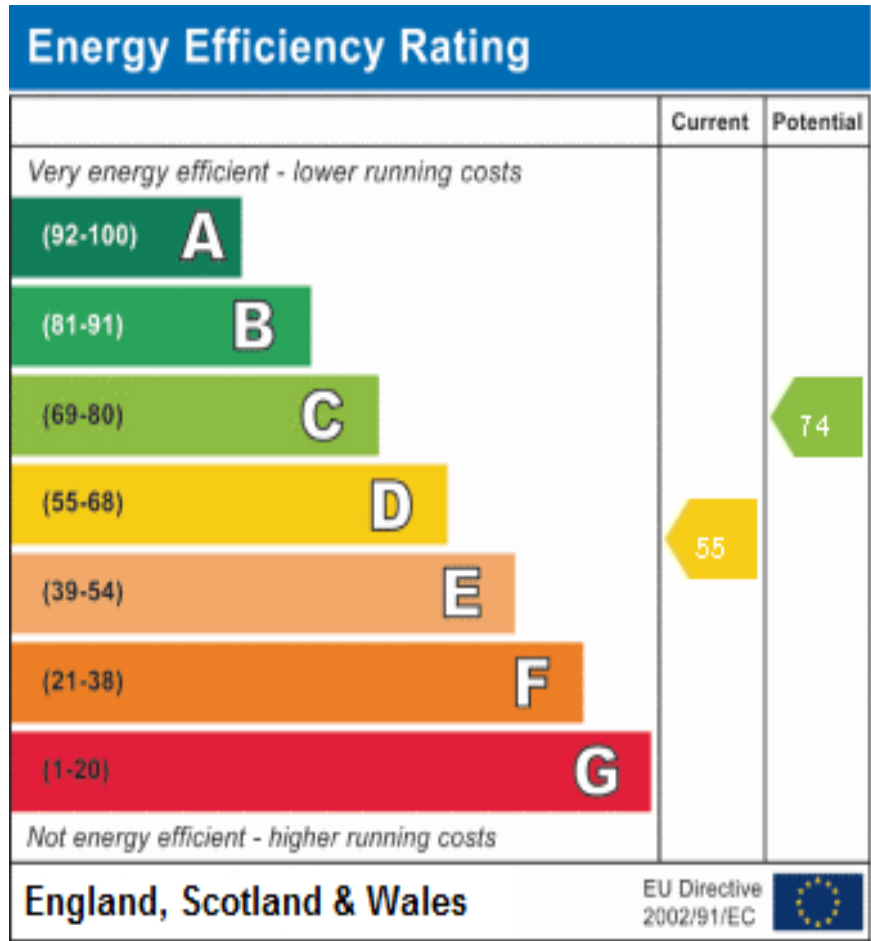


The Drive SM2



Approx. Gross Internal Floor Area 4550 sq. ft / 422.70 sq. m
Approx. Gross Internal Outbuilding Area 1570 sq. ft / 145.85 sq. m
Approx. Gross Internal Garage Area 232 sq. ft / 21.55 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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