





GLEBE ROAD, CHEAM, SUTTON, SM2

OFFERS IN EXCESS OF £1,250,000 FREEHOLD

A SUBSTANTIAL DETACHED FAMILY HOME WITH VERSATILE ACCOMMODATION AND A MAGNIFICENT SOUTHERLY ASPECT REAR GARDEN

Winkworth

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



AT A GLANCE

- Highly Sought After Residential Road
- No Onward Chain
- Three Double Bedrooms with Interconnected Dressing Room
- Three Well-Proportioned Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Downstairs Bathroom
- Family Bathroom & En-Suite Bathroom
- Double Garage & Potting Shed
- Impressive Rear Garden Approx. 124ft
- Generous Driveway
- Close to Several Well-Regarded Schools & Cheam Village

DESCRIPTION

Situated on one of South Cheam's most sought-after roads, this substantial detached family home offers approximately 2,380 sq. ft. of accommodation. Currently configured as a three double bedroom, two-bathroom property, with an interconnected dressing room, it offers scope to be reconfigured into a four bedroom, two-bathroom home. The property also features a lovely southerly-facing rear garden, extending to around 124 feet.

The property boasts generously proportioned rooms throughout, comprising a welcoming reception hall, spacious living room with adjoining family room overlooking the garden, formal dining room, kitchen/breakfast room, separate utility room and downstairs shower room. A substantial double garage and generous driveway provide excellent parking facilities.

The first floor offers exceptionally spacious accommodation, comprising three impressive double bedrooms and an interconnected dressing room, which provides access through to the particularly generous 19ft principal bedroom with en-suite bathroom. The first floor also offers a large family bathroom as well as a separate WC.

A particular highlight is the beautifully maintained 124ft southerly-facing rear garden, featuring extensive lawns, mature planting, established trees and attractive landscaped areas, creating a wonderfully private setting.

The property also offers exciting potential to reconfigure, modernise and extend, subject to the usual planning consents.

Glebe Road is ideally positioned within easy reach of Cheam Village, offering shops, restaurants and cafés, alongside Cheam station providing services into central London. Highly regarded schools, including Cuddington Croft Primary and Nonsuch High School for Girls, are nearby, as is Nonsuch Park.













ACCOMMODATION

Reception Hall

Living Room - 12'10" x 11'9" Max (3.9m x 3.58m Max)

Family Room - 12'8" x 12'6" Max (3.86m x 3.8m Max)

Dining Room - 16'8" x 13'10" Max (5.08m x 4.22m Max)

Kitchen/Breakfast Room - 14'4" x 11' Max (4.37m x 3.35m Max)

Utility Room - 14'8" x 7'6" Max (4.47m x 2.29m Max)

Downstairs Shower Room - 9'4" x 7'4" Max (2.84m x 2.24m Max)

Bedroom - 19'4" x 10'1" Max (5.9m x 3.07m Max)

Bedroom - 16'7" x 11'8" Max (5.05m x 3.56m Max)

Bedroom - 13'11" x 13'1" Max (4.24m x 4m Max)

Bathroom - 9'5" x 8'10" Max (2.87m x 2.7m Max)

Upstairs Separate WC

En-Suite Bathroom - 12' x 5'6" Max (3.66m x 1.68m Max)

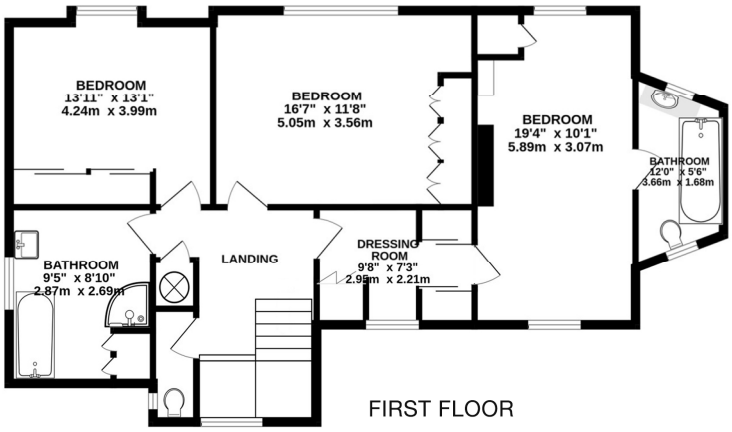
Dressing Room - 9'8" x 7'3" Max (2.95m x 2.2m Max)

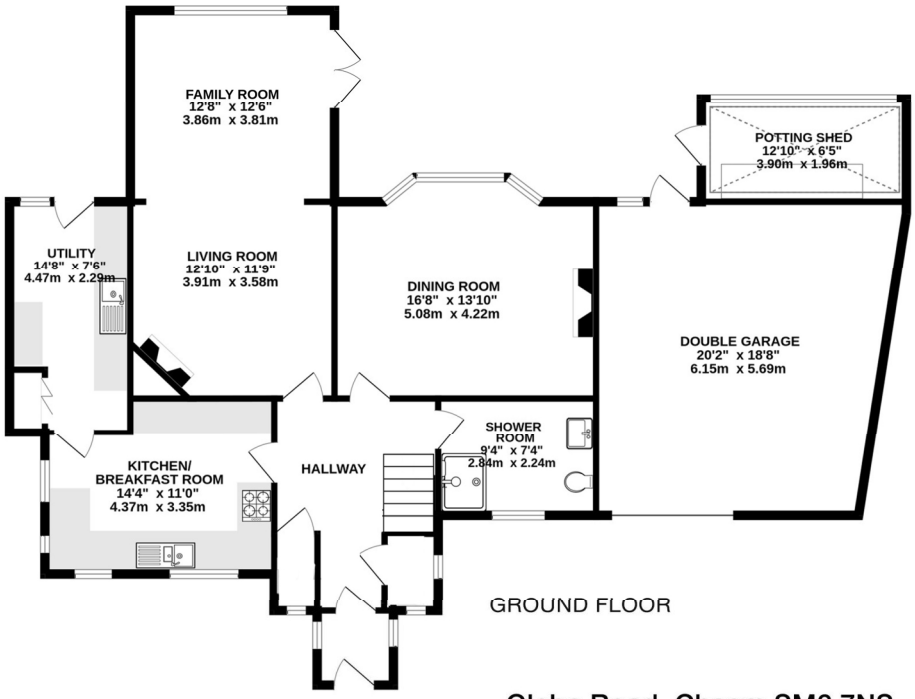
Double Garage - 20'2" x 18'8" Max (6.15m x 5.7m Max)

Potting Shed - 12'10" x 6'5" Max (3.9m x 1.96m Max)

Rear Garden - Approx. 124ft

Driveway





Glebe Road, Cheam SM2 7NS

INTERNAL FLOOR AREA

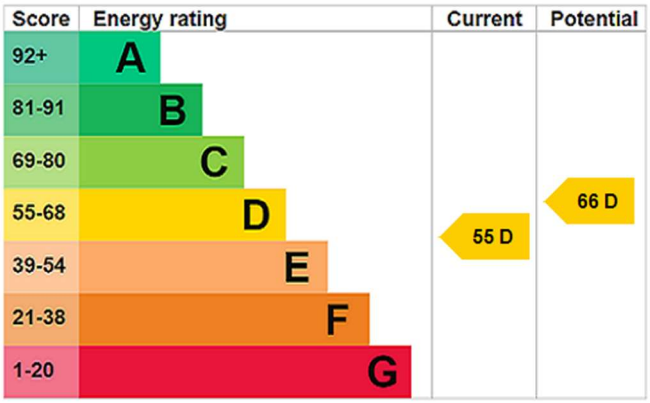
(APPROX.) 2380 sq ft/ 221.0 sq m

Garden extends to 124 ft/ 37.8 sq m.

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