

Winkworth



RANMORE ROAD, CHEAM, SUTTON, SURREY, SM2

£950,000 FREEHOLD

A DESIRABLE DETACHED FAMILY HOME FEATURING
SPACIOUS ROOM SIZES THROUGHOUT LOCATED CLOSE TO
SEVERAL WELL-REGARDED SCHOOLS AND TRANSPORT LINKS

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AT A GLANCE

- Sought After South Cheam Location
- No Onward Chain
- 100ft Rear Garden
- Scope to Extend STPP
- Three Double Bedrooms
- Spacious Living Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Cloakroom/WC
- Family Bath/Shower Room
- Driveway plus Garage

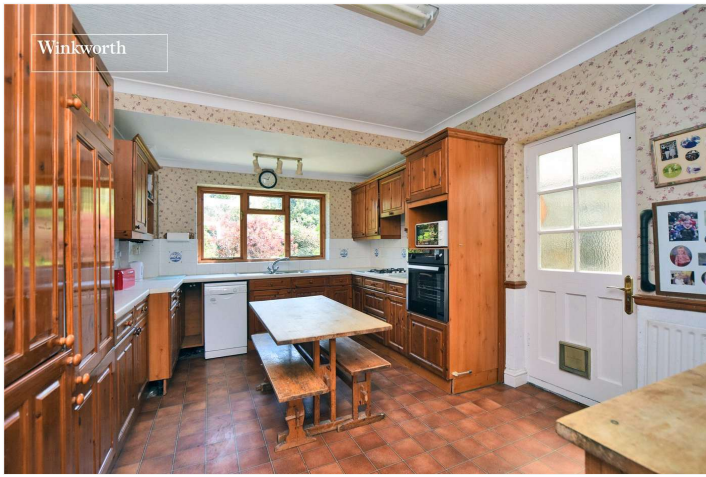
DESCRIPTION

Offering superb potential for extension subject to the usual planning consents, this spacious detached family home, featuring a circa 100ft rear garden, is ideally situated in a popular residential road, within easy reach of several well-regarded schools including Nonsuch High School for Girls and Cuddington Croft Primary School.

Locally, Cheam Village offers an array of amenities including shops, restaurants and cafes, as well as leisure centres and picturesque parkland at the historic Nonsuch Park. Commuters will have the choice of Cheam station and Ewell East station, both providing fast and frequent services to Central London, plus a variety of bus routes towards Epsom, Kingston, Sutton and Heathrow.

Although requiring some modernisation, the accommodation is well-proportioned and features spacious room sizes throughout, providing the new owner the perfect opportunity to design and extend if required, to establish the ideal family home. The accommodation to the ground floor comprises a vast reception hall with original stained-glass windows, a useful cloakroom/WC, a front aspect living room with large bay window, a good-sized dining room with feature fireplace and double doors onto the rear garden, a kitchen/breakfast room and a conservatory/lean to leading to the garage. Upstairs, there are three sizeable bedrooms, all featuring fitted wardrobes and an impressive family bathroom with plenty of space for walk-in shower.

Externally to the front, the driveway offers ample off-street parking which in turn gives access to the garage and side access to the rear garden. The front elevation of the house is swathed in wisteria which will be visually stunning during the flowering season, whilst the rear garden extends to circa 100ft and features lots of mature trees and shrubs creating a great sense of privacy. A patio area set off the back of the house is ideal for outside socialising.



ACCOMMODATION

Reception Hall

Living Room - 18'1" x 13'5" max (5.5m x 4.1m max)

Dining Room - 15'7" x 12' max (4.75m x 3.66m max)

Kitchen/Breakfast Room - 15'5" x 11'2" max (4.7m x 3.4m max)

Conservatory - 15'9" x 8'8" max (4.8m x 2.64m max)

Cloakroom/WC

Bedroom - 18'2" x 13'5" max (5.54m x 4.1m max)

Bedroom - 15'11" x 12'1" max (4.85m x 3.68m max)

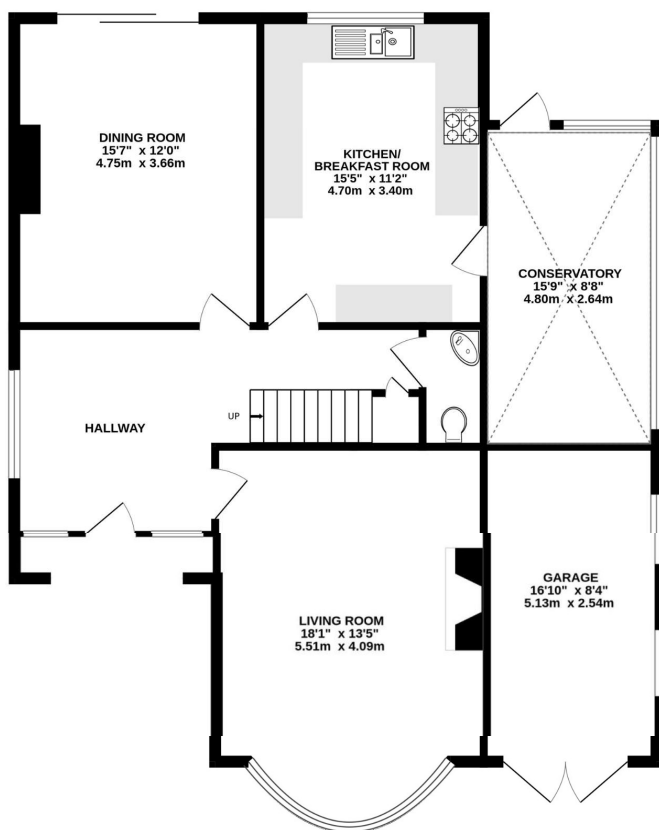
Bedroom - 12'1" x 9'7" max (3.68m x 2.92m max)

Family Bath/Shower Room - 11'2" x 10'10" max (3.4m x 3.3m max)

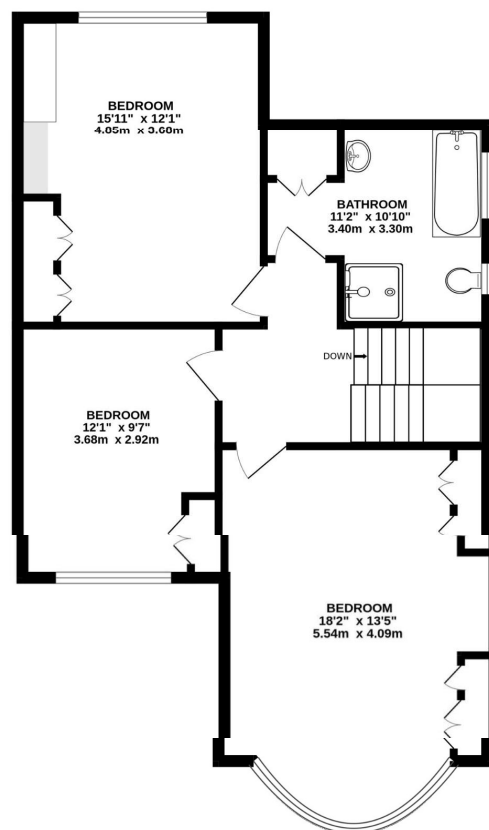
Garden - Approx. 100ft

Garage - 16'10" x 8'4" max (5.13m x 2.54m max)

Driveway



GROUND FLOOR



FIRST FLOOR

Ranmore Road, Cheam SM2 7LT
INTERNAL FLOOR AREA (APPROX.) 1830 sq ft/ 170.0 sq m
Garden extends to 100' (30.48m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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