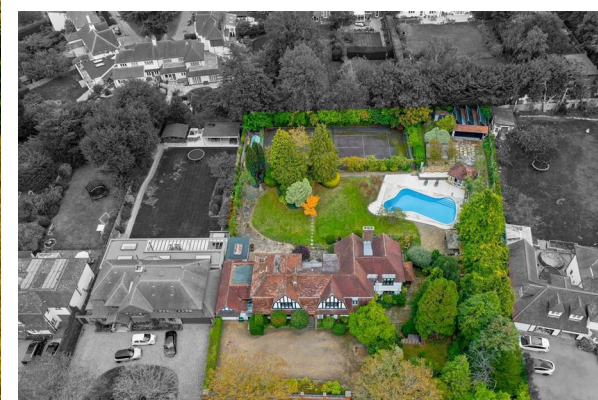




11 The Highway, Sutton, SM2 5QT

Guide price £2,000,000



WH WATSON HOMES
Estate Agents

11 The Highway, Sutton, SM2 5QT

SUBSTANTIAL PLOT - NO ONWARD CHAIN Watson Homes are delighted to present this impressive detached family residence, enviably located on one of South Sutton's most prestigious and sought-after streets.

Occupying a generous double-width plot of nearly 5,000 sq ft, this substantial home offers exceptional space and potential, including a gated in-and-out driveway and expansive grounds extending to over three-quarters of an acre.

Properties on The Highway rarely come to market, making this a truly rare opportunity. Set on one of the largest plots on the street, the grounds offer incredible versatility — with space to accommodate a swimming pool, tennis court, and even a detached garage with separate secure side access.

From the moment you approach, it's clear why this street is so highly coveted. The sense of privacy, prestige, and space is unmistakable.

With huge scope for development or extension (subject to planning permission), this property offers far more than meets the eye. The plot size is notably wider than most in the area, presenting a superb chance to create a bespoke family home in an exceptional location, and offered to the market with no onward chain.

Accommodation

Covered entrance
Ornate wooden front door to..

Entrance vestibule
Tiled flooring, double wooden doors to..

Spacious entrance hall
Open fireplace with stone surround, panelled walls and plate rack, tiled flooring, covered radiators, double glazed leaded light windows and doors to rear aspect.

Lounge
Double glazed leaded light windows to front side and rear aspects, fitted shelving and media wall with storage cupboards, solid wood flooring, coved ceiling and ceiling rose, fireplace with stone surround, covered radiators.

Snug
Double glazed leaded light windows to front and side aspects, single panel radiator, solid wood flooring, coved ceiling.

Kitchen/diner/family area
Bespoke fitted kitchen with range of wall units and cupboards below, granite worktops with inlaid stainless steel sink and chrome mixer tap with hose attachment, Aga with extractor fan above, integrated wine cooler, integrated fridge and freezer, integrated oven/grill and coffee machine, island with breakfast bar and inlaid stainless steel sink with brushed chrome mixer tap, integrated dishwasher, double glazed light windows to front aspect and bi folding doors to rear, modern radiator, tiled flooring.

Utility room
Range of fitted wall units with matching cupboards below, granite worktop with inlaid stainless steel sink and brushed chrome mixer tap, space and plumbing for washing machine and tumble dryer, door leading to gated storage area.

Games room
Double glazed leaded light window to front aspect, double panelled and covered radiators, solid flooring, fitted bar area and shelving with display lighting, doors leading to..

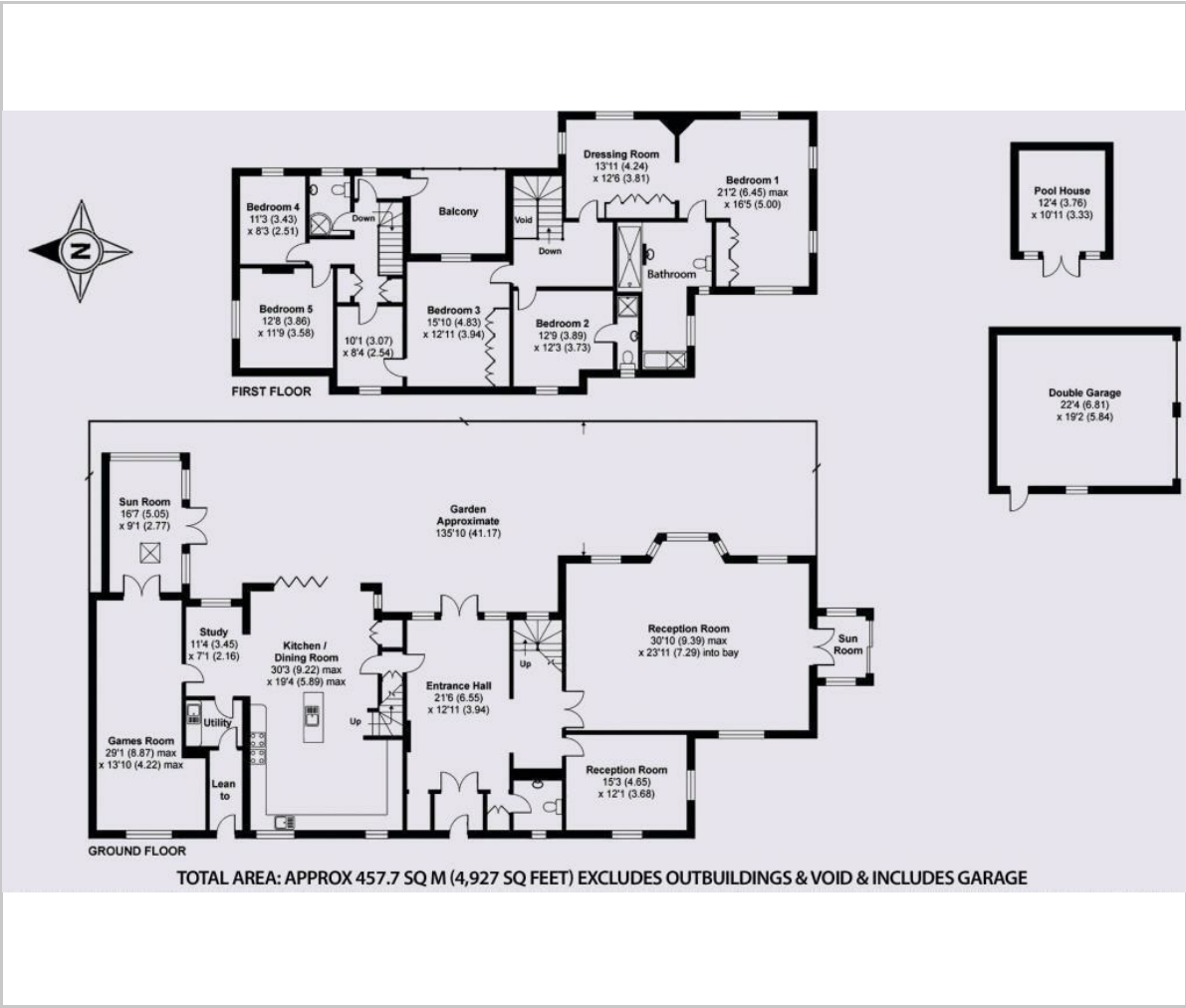








Floor Plan

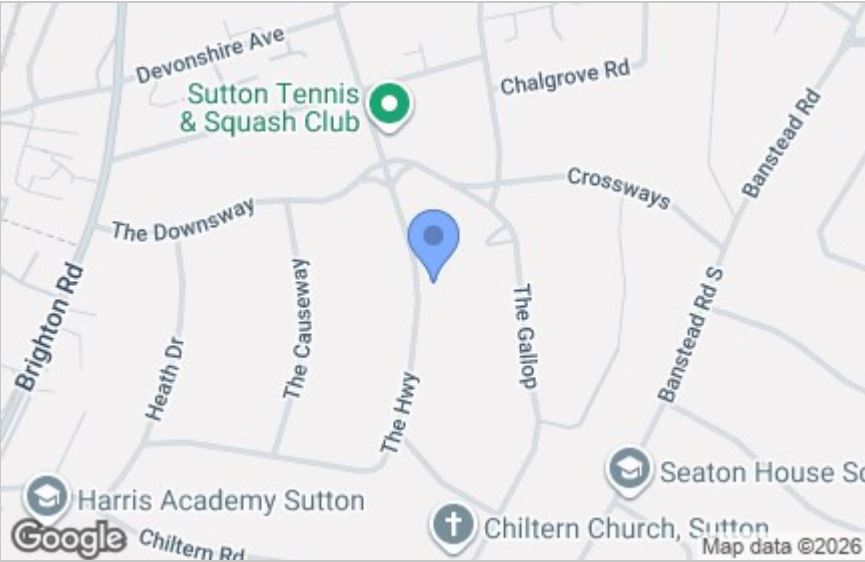


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

