



11 The Highway, Sutton, SM2 5QT

Guide price £2,250,000



**WH WATSON HOMES**  
Estate Agents



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### Overview

**\*SUBSTANTIAL PLOT\*** 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.

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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..

Sunroom  
Double glazed leaded light windows to side and rear aspects and doors leading to garden, feature sky lantern, tiled  
flooring with underfloor heating.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below,  
heated towel rail, tiled flooring, tiled walls, obscure double glazed light window to front aspect.

Stairs to 1st floor landin  
Feature stained glass windows to rear aspect, single panel radiator.

Master bedroom  
Double glazed leaded light windows to front, side and rear aspects, cast iron radiators, solid flooring, separate dressing  
area.

Ensuite bathroom  
Spacious luxury suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, sunken bath  
with chrome mixer tap and fitted TV unit, large wash hand basin with chrome mixer tap and storage cupboards below,  
low-level push button flush WC, heated towel rail, double glazed windows to front and side aspects, extractor fan.

Bedroom two  
Double glazed leaded light window to front aspect, single panel radiator, built-in storage unit.

Ensuite shower  
Consisting tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level  
push button flush, tiled walls, extractor fan, obscure double glazed leaded light window to front aspect, fitted plantation  
shutter.

Bedroom three  
Double glazed leaded light window to rear aspect, double panel radiator, picture rail.

Bedroom four  
Double glazed leaded light window to front aspect, single panel radiator, picture rail.

Separate landing  
Fitted storage cupboards, double glazed windows to side and rear aspects and door leading to roof terrace as well as access  
back to the ground floor.

Bedroom five  
Double glazed leaded light window to side aspect, solid flooring, single panel radiator.

Bedroom six  
Double glazed leaded light window to rear aspect, picture rail, single panel radiator.

Bathroom  
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and  
storage cupboards below, low-level push button flush WC, heated towel rail, tiled walls, tiled flooring.

Rear garden  
Large Indian sandstone paved patio area and footpath at side, access to tennis courts, sheltered Jacuzzi and gated side access  
with further patio area, mainly laid to lawn with mature shrubs and plants bordering, sheltered Jacuzzi area, swimming pool  
and detached brick built pool house.  
Further rear section with outbuildings and detached double garage, fence enclosed, gated at the side with vehicular access

Front  
Block paved driveway providing off street parking for several vehicles, brick wall and hedge border with gated access and  
entry phone system.

BUYER’S INFORMATION  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to  
comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We  
use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per  
person. Please note, we are unable to issue a memorandum of sale until these checks are complete











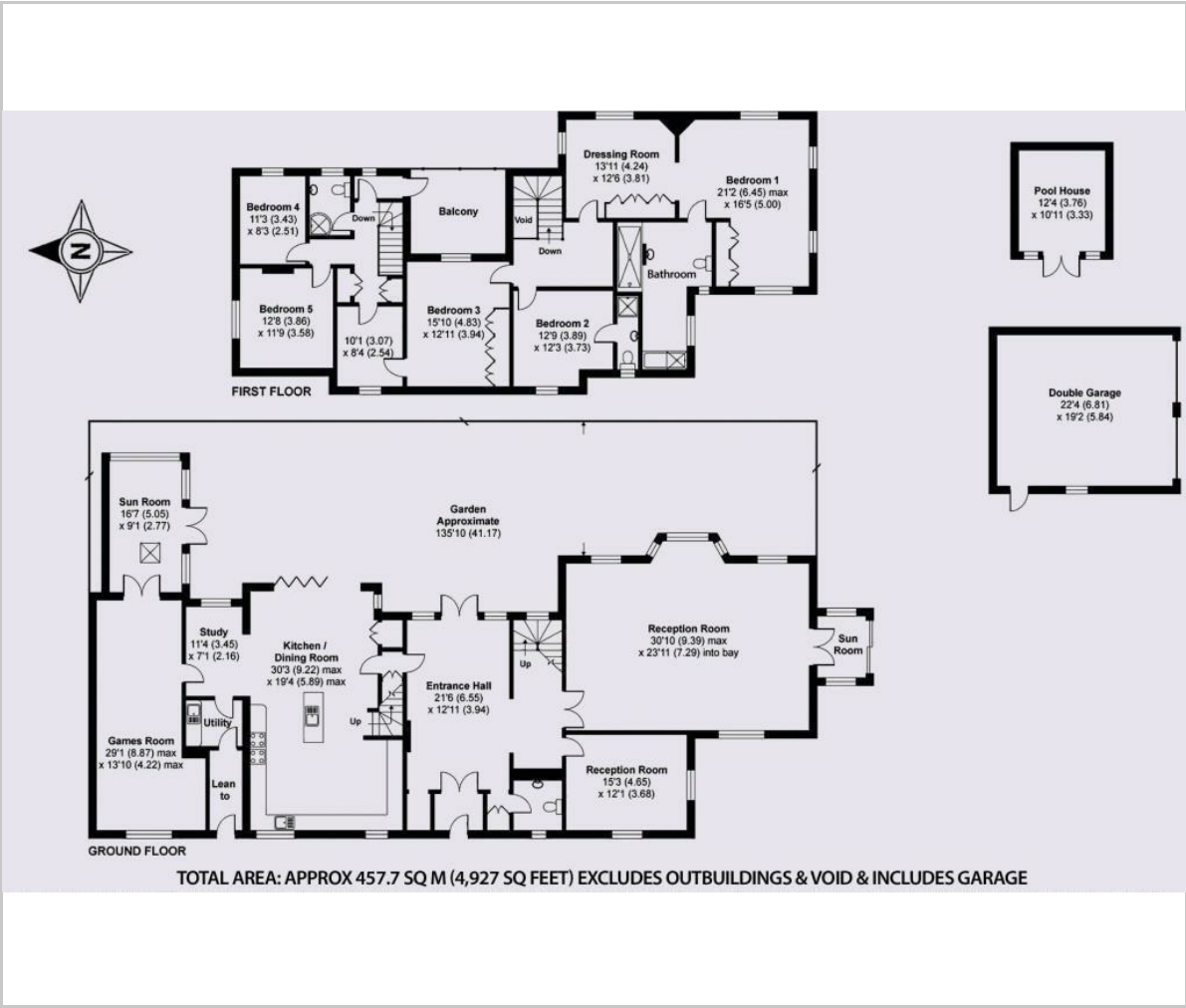








Floor Plan



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

