



28 Mayfield Road, Sutton, Surrey, SM2 5DT

£1,000,000



**WH WATSON HOMES**  
Estate Agents

## 28 Mayfield Road, Sutton, SM2 5DT

### Overview

Nestled on the charming Mayfield Road in Sutton, this stunning semi-detached house is a true gem, perfect for families seeking both space and style. With five generously sized bedrooms and three modern bathrooms, this property has been thoughtfully designed to cater to the needs of contemporary family life while retaining its arts and crafts charm.

As you enter, you are welcomed into a beautifully appointed kitchen family room, the heart of the home, where a hand-built kitchen from Somerset features a large central island, ideal for gatherings. The bi-fold doors seamlessly connect this social space to the landscaped garden, creating an inviting atmosphere for entertaining guests. The ground floor also boasts two reception rooms, one of which can serve as a versatile bedroom, office, or creative space, while the other offers a sophisticated retreat with parquet flooring and a wood-burning fireplace.

The upper floors are dedicated to spacious double bedrooms, ensuring comfort for all family members, complemented by stylish bathrooms that enhance the home's luxurious feel. Outside, the property benefits from a driveway accommodating up to four vehicles and a beautifully designed garden, complete with a garden lodge, perfect for a home office or studio.

Located in the sought-after area of South Sutton, this home is just a short stroll from the town centre and train station, providing excellent transport links to London. The neighbourhood is known for its community spirit, with a variety of local shops, restaurants, and recreational facilities, including tennis clubs and golf courses, making it an ideal place for families.

With a selection of reputable schools nearby, including Barrow Hedges and Sutton Grammar, this property offers not just a home, but a lifestyle. The tree-lined streets and period architecture create a picturesque setting, making this house a wonderful place to raise a family.

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## Accommodation

### Elegant Arts & Crafts Family Living in South Sutton

An exceptionally attractive Arts & Crafts-style semi-detached family home, ideally positioned within a short walk of Sutton train station and the town centre. Thoughtfully modernised with luxurious finishes that respect its period charm, this home offers an impressive blend of character and contemporary comfort—perfect for family life and entertaining alike.

### The Accommodation

From the moment you arrive, the home's striking exterior sets high expectations—expectations that are more than fulfilled inside.

Beautifully reimagined by the current owners, the interior showcases a confident and sophisticated design approach, seamlessly combining classic architecture with modern luxury. The result is a warm, stylish, and highly functional family home.

At the heart of the house is the kitchen-family room, a welcoming and sociable space designed for both everyday living and entertaining. The handcrafted Somerset kitchen, complete with a large central island, anchors the room, while ample dining space allows for hosting family and guests with ease. Bi-fold doors open onto the garden, creating a natural indoor-outdoor flow.

A central hallway leads to:

Two versatile reception rooms

One currently used as a ground-floor bedroom, ideal for guests, a home office, or a teenager's retreat

The other a refined formal living room with parquet flooring and a wood-burning fireplace

A utility room

A contemporary ground-floor shower room

Upstairs, the home continues to impress with generous double bedrooms and beautifully appointed bathrooms, all finished to a high standard. One of the many stand out features of the this property is a beautifully appointed luxury master bedroom featuring generous proportions, elegant finishes, and a stylish three piece en suite, creating a private and sophisticated retreat.

### Outdoor Space

The property offers excellent external space, including:

A driveway for up to four cars

A landscaped garden wrapping around the side and rear

A garden lodge, ideal for home working, creative pursuits, or a private retreat

Designed for maximum usability, the garden is perfect for both relaxation and entertaining.

### The Local Area

Located in South Sutton, a highly sought-after and affluent area known for its strong community feel, this home benefits from both tranquillity and convenience.

Sutton town centre offers a wide range of shops, restaurants, and excellent transport links into London

Carshalton Beeches provides a charming, smaller-scale alternative for everyday essentials

The area is renowned for outstanding schools, including:

Barrow Hedges

Seaton House

Harris Academy

Sutton Grammar

Sutton High

For leisure, residents enjoy access to:

Tennis clubs

Golf courses

Horse riding trails

A variety of family-friendly clubs and activities

The neighbourhood is characterised by tree-lined roads, wide streets, and attractive period architecture, creating a safe and picturesque environment for families.

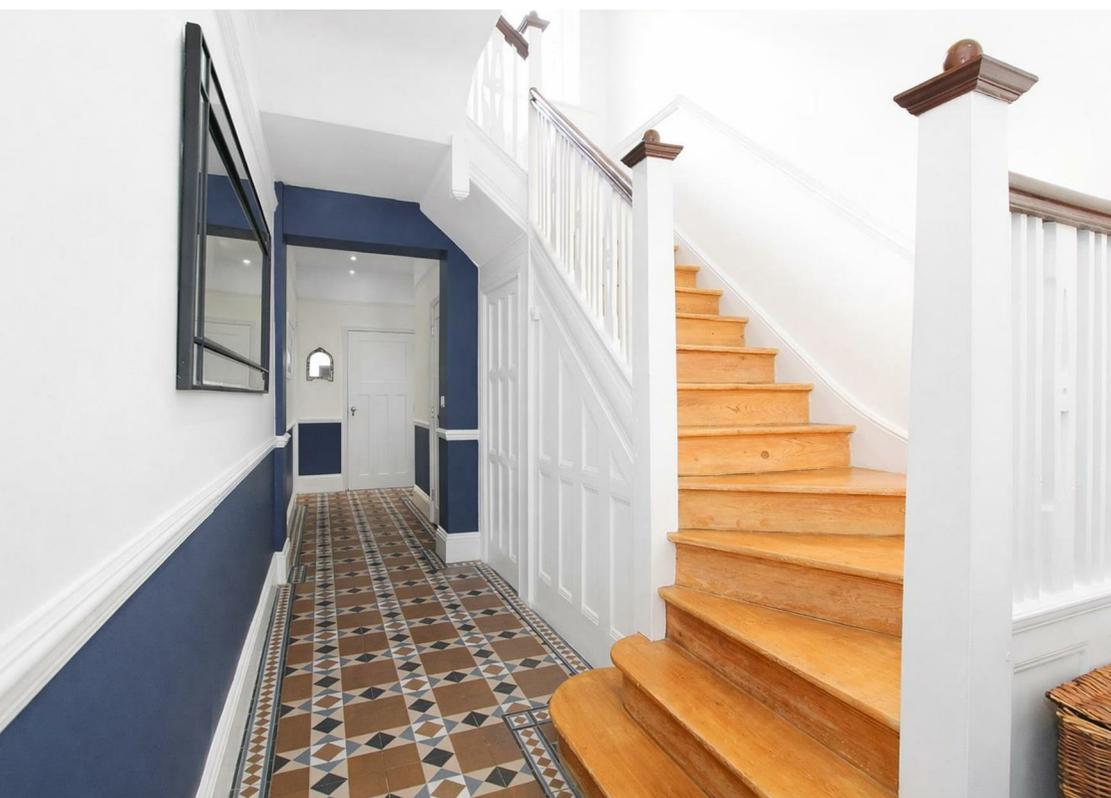
A unique feature of the area is its historic garden suburb design, with a tennis club at its heart, offering residents the opportunity to become members and enjoy a vibrant calendar of community events throughout the year.

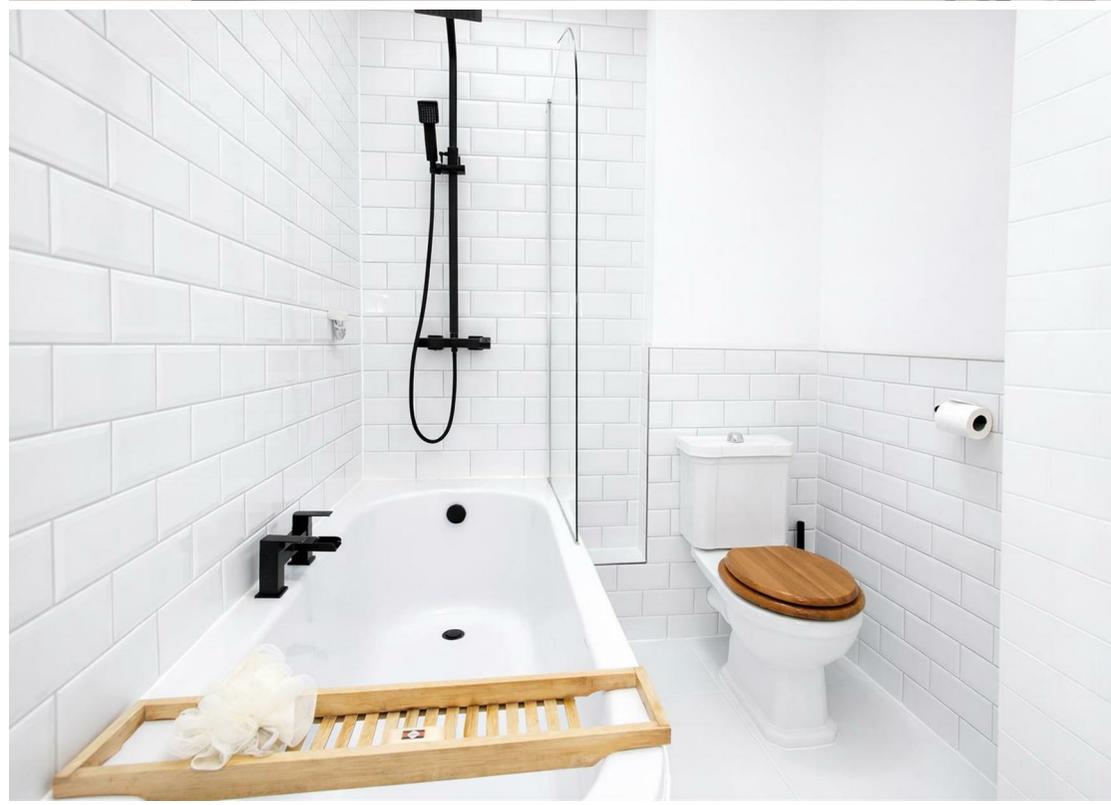
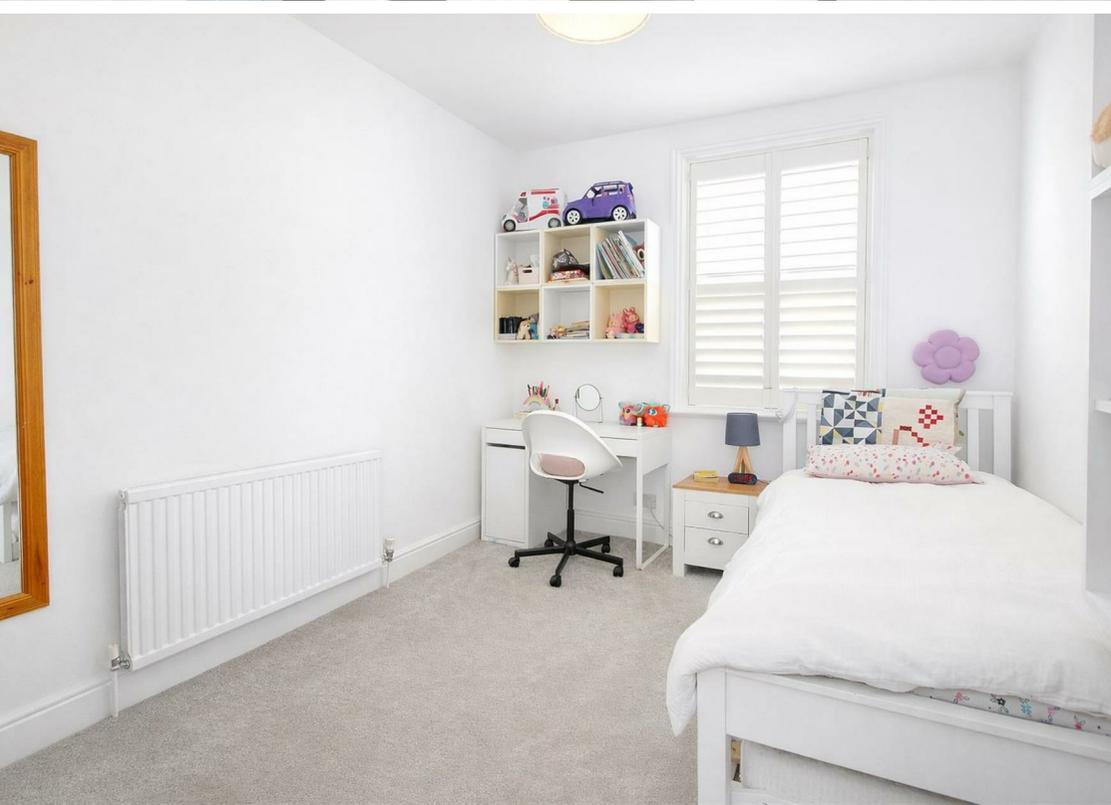
### Summary

This is a rare opportunity to acquire a beautifully modernised period home in one of Sutton's most desirable locations—offering space, style, and a true sense of community.

### 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.

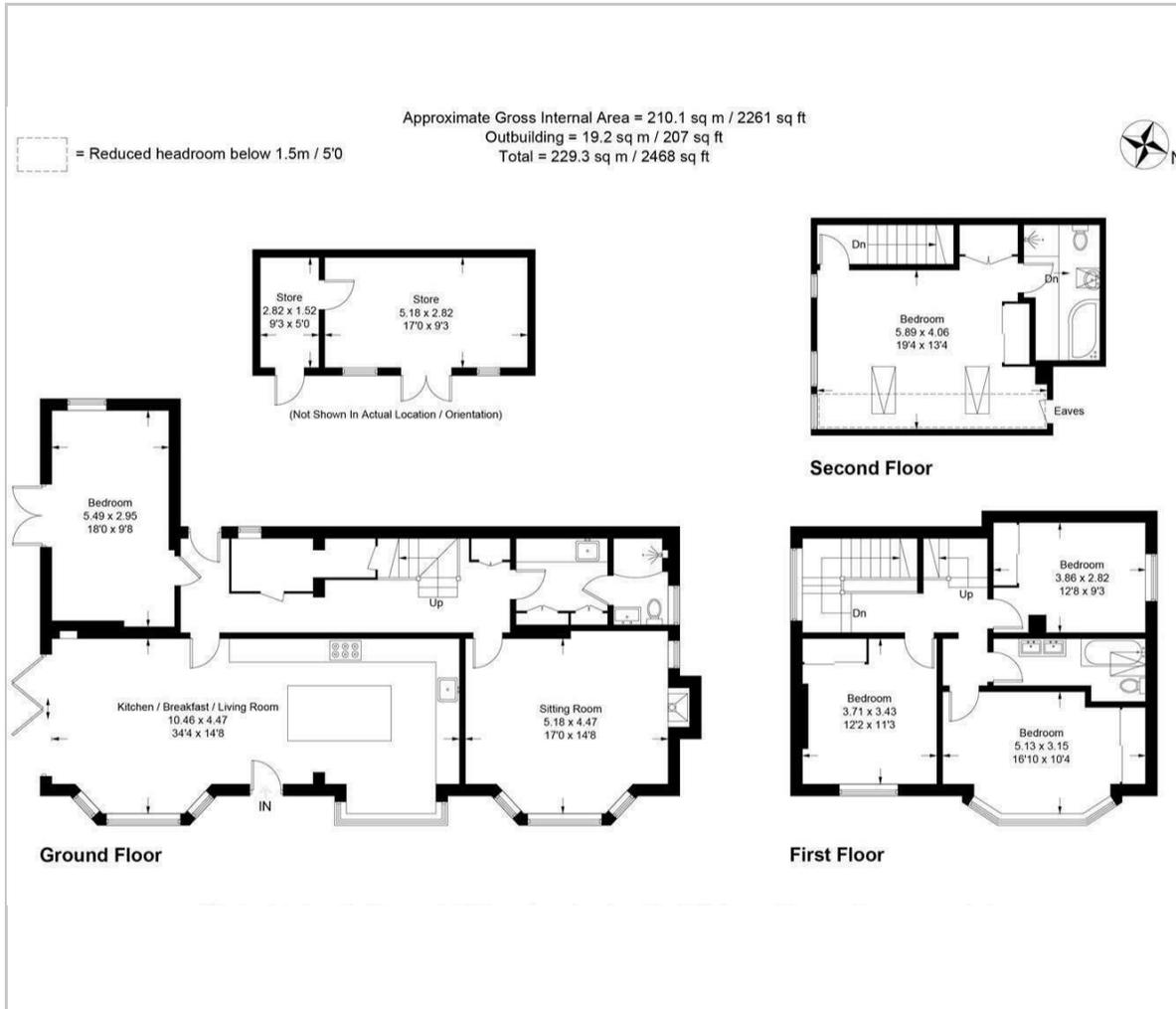




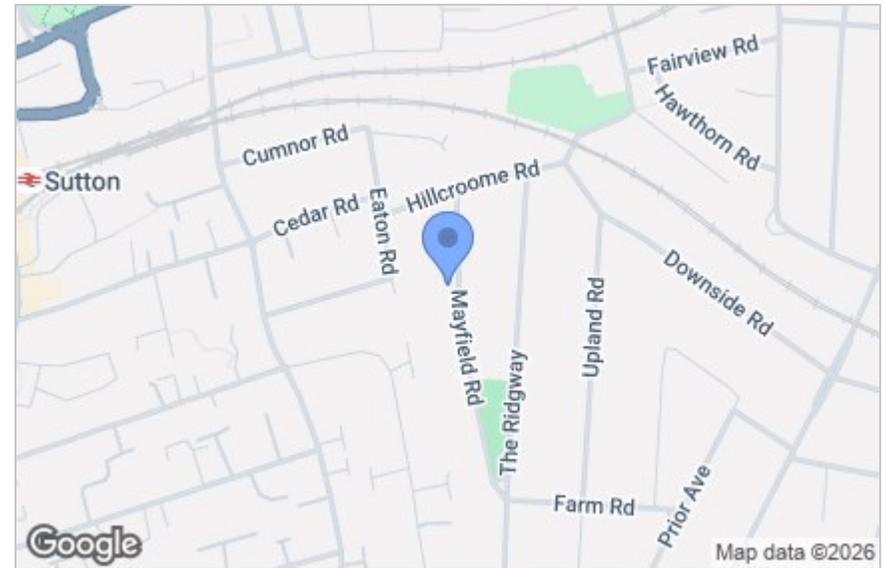




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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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