



50 Mayfield Road, Sutton, SM2 5DT

Offers over £1,250,000



**WH WATSON HOMES**  
Estate Agents



## 50 Mayfield Road, Sutton, SM2 5DT

### Overview

#### NO ONWARD CHAIN

Watson Homes is delighted to present this magnificent five-bedroom detached family home on Mayfield Road, a tree-lined street in the Highfields Area of Special Local Character in South Sutton.

Built in the early 1900s by the renowned Edwardian developer Percy Vere Windebank, this property showcases the exquisite craftsmanship of the Arts and Crafts Movement, and offers a unique blend of period character and modern style.

Spanning an impressive 2,125 square feet, original features include three well-appointed reception rooms, providing ample space for relaxation and entertainment. The spacious open-plan kitchen is the centre of family life, while the elegant dining room and the spacious living room leading to the garden make this the perfect home for entertaining. The property includes a utility room, ideal for preparing meals for dinner parties and special occasions.

The five spacious bedrooms offer comfortable accommodation for any family, while the two bathrooms ensure convenience for busy family life. The property benefits from ample parking for up to three vehicles - a valuable asset in this desirable location.

With its rich history and charming features, this Windebank property is a rare find in South Sutton, combining the elegance of a bygone era with the demands of modern life. This is more than a house; it is a home that invites the creation of lasting memories.

As a bonus, membership of the Highfield Residence Association offers use of the tennis courts and clubhouse on Mayfield Road.

We invite you to explore this exceptional home and discover all it has to offer.

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## Accommodation

Enclosed entrance porch  
Decorative tiled flooring, leaded light windows to side and front aspects, feature stained glass wooden front door to...

Spacious entrance hall  
Original hardwood floors, feature cast iron fireplace, covered radiator, coved ceiling, picture rail, ceiling rose, wall mounted digital thermostat and alarm panel, leaded light window to front aspect.

Dining room  
Leaded light bay window to front aspect and window at side, fitted plantation shutters, coved ceiling and ceiling rose, plate rack, stripped floorboards, feature cast iron fireplace, feature radiator.

Living room  
Leaded light bay window and door leading to rear, feature windows at side, feature cast iron fireplace, bespoke fitted shelving, coved ceiling and ceiling rose, plate rack, double panel radiator.

Kitchen/breakfast room  
Stained glass door from hall. Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sinks and mixer tap, inlaid five ring gas hob with extractor fan above, integrated oven/grill, space for American style fridge/freezer, decorative tiled flooring with underfloor heating, bespoke fitted dresser, double panel radiator, leaded light windows to side and rear aspects and door leading to garden, fitted plantation shutters, coved ceiling.

Downstairs shower room  
Stained glass door from hall. Tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level flush WC, shaver point, heated chrome towel rail, extractor fan, picture rail, decorative tiled flooring with underfloor heating, leaded light window to side aspect.

Basement  
Fitted storage cupboards with marble effect roll top work surfaces and inlaid stainless steel sink, space and plumbing for washing machine, space for tall standing fridge/freezer, vinyl wood effect flooring, double panel radiator, UPVC double glazed windows to side aspect, fitted storage cupboard.

Stairs to 1st floor  
Feature oak banisters, double-height leaded light window to side aspect

Landing  
Picture rail, coved ceiling, pulldown-ladder access to loft (fully boarded with insulation, and lighting), glazed sash window to rear aspect, storage cupboard.

Main bedroom

Sash windows to rear aspect and feature leaded light corner window, feature cast iron fireplace, fitted wardrobes, picture rail, coved ceiling and ceiling rose.

Bedroom two  
Leaded light bay window to front aspect, double panelled radiator, feature cast iron fireplace, picture rail, coved ceiling and ceiling rose.

Bedroom three  
Leaded light bay window to front aspect, double panel radiator, picture rail, coved ceiling and ceiling rose.

Bedroom four  
Sash window to side aspect, double panel radiator, picture rail, coved ceiling and ceiling rose.

Bedroom five  
Feature leaded light window to side and rear aspects, double panelled radiator, picture rail.

Bathroom  
Stained glass door from landing. Comprising panel-enclosed bath with Victorian style chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap, heated chrome towel, decorative tiled flooring, part tiled walls, obscure glazed sash window to side aspect, extractor fan.

Separate WC  
Consisting of low-level flush WC, wash hand basin with chrome mixer tap, double panel radiator, decorative tiled flooring, leaded light window to side aspect.

Rear garden (South Westerly aspect)

Approximately 110ft

Large paved patio leading to expansive lawn with mature shrubs and plants bordering, water feature, barbecue area, automatic watering system, an abundance of outdoor lighting, garden shed, fence enclosed, gated side access either side.

Front

Block paved driveway providing ample off-street parking with patio and flowerbeds at side, brick wall border with feature cast iron rails and gate, feature lighting.

## 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

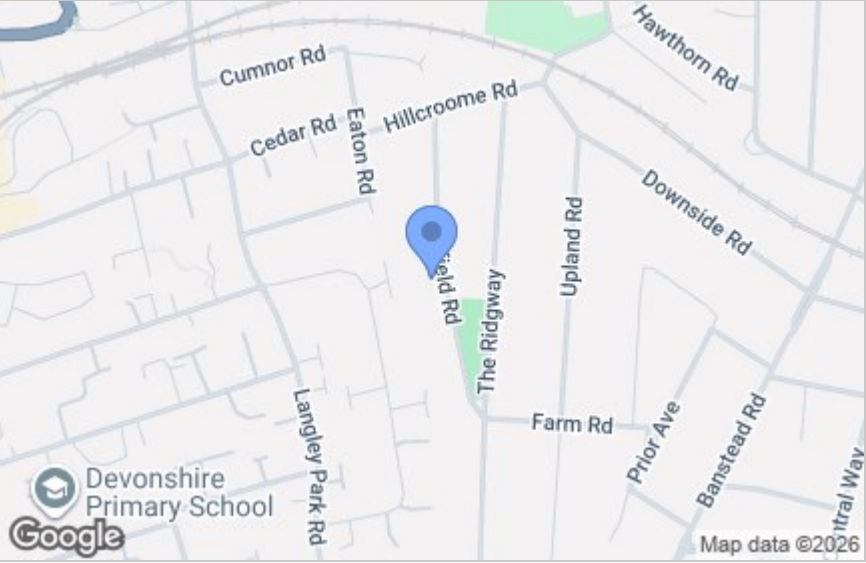


Viewing

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

