



39 Mayfield Road, South Sutton, Surrey, SM2 5DU

Offers in excess of £1,500,000



WH WATSON HOMES
Estate Agents

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Overview

Watson Homes are proud to offer this superb five bedroom Edwardian house built circa 1910 by Percy Vere Windebank, renowned in the local area as a builder of grand family homes. The property offers a wealth of accommodation ****OVER 3800 sq ft**** including 4 bathrooms and 4 reception rooms as well as cellar and detached garage.

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.

Mayfield Road is renowned for its excellent transport links, with both Sutton mainline station and Carshalton Beeches station just a short distance away, providing easy access to London. Additionally, the area is well-regarded for its outstanding primary and secondary schools, making it a perfect choice for families seeking quality education for their children.

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Accommodation

The house is approached via a shingled carriage driveway leading to the detached garage and has the front door set to the side aspect.

On entering the property, a spacious reception hall awaits and will impress you with its stripped wood flooring, turning staircase and fireplace housing a log burner. The heritage colour palette to the walls is echoed throughout the house providing an interior which is not only stylish and elegant, but light and airy.

The ground floor accommodation comprises three large, well proportioned reception rooms, a stunning kitchen/breakfast room flowing into a dining area with bi-folding doors onto the garden, a useful utility room and downstairs cloakroom/WC.

The upper floors provide the family with extra large bedrooms and luxury bathrooms. The first floor offers the main bedroom with en-suite dressing room and bath/shower room, whilst a family bathroom serves the remaining bedrooms on this floor. The house was built with live-in staff in mind and so the second floor offers further living space; however, this is now just as well appointed and modern as the rest of the house with two extremely spacious bedrooms both with luxury en-suite.

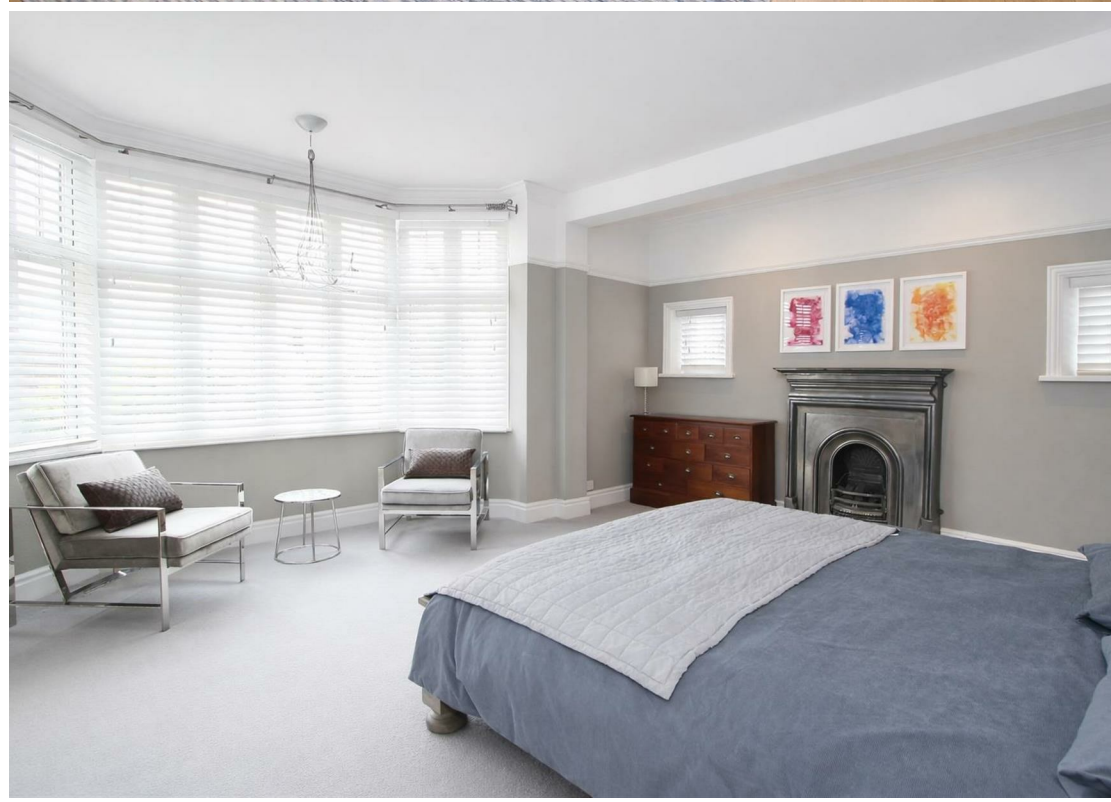
Features throughout the house include both the character and the contemporary; of note are the beautiful fire surrounds, log burners, striking tiling to the kitchen and bathrooms, wide bi-folding doors leading to the garden and the original cellar.

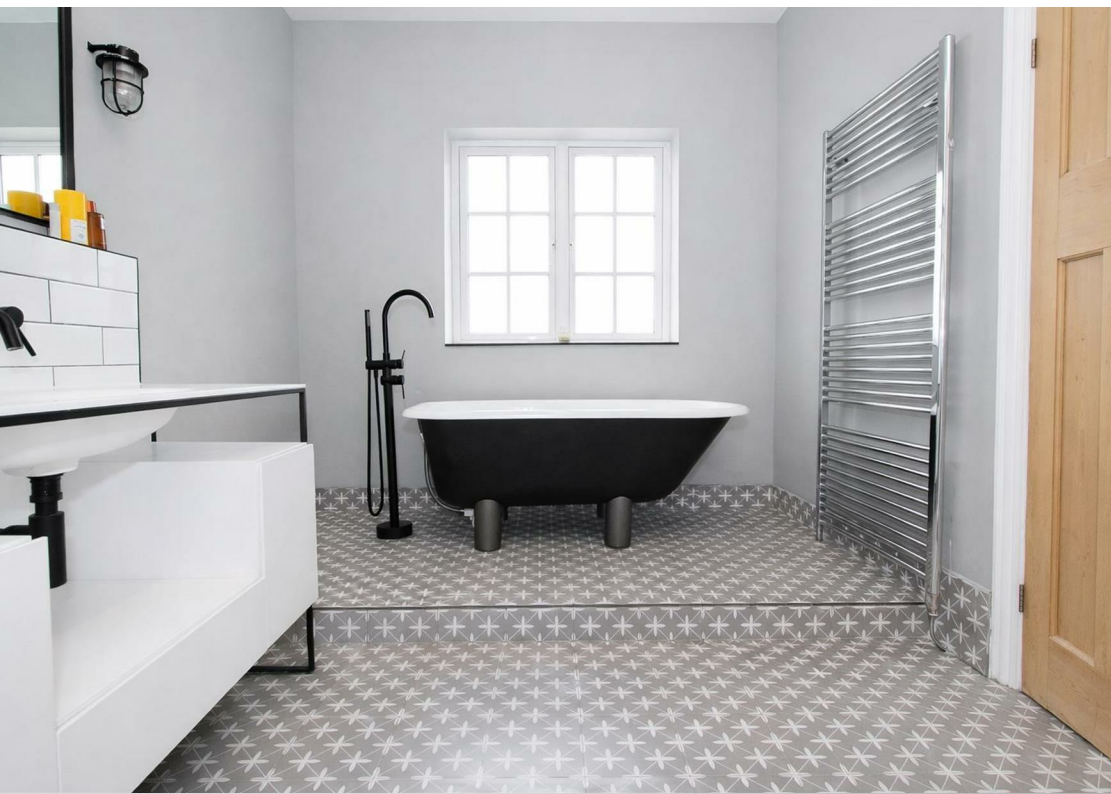
Externally, the rear garden is laid to lawn with surrounding trees and shrubs providing sought after privacy and in the summer months a lush backdrop. Measuring approximately 43ft x 63ft the garden is of a manageable size ideal for relaxing and entertaining.

Mayfield Road is a prestigious road of South Sutton; the area has a leafy suburban ambiance with the benefit of easy access into London by rail. Trains can be caught from the mainline station at Sutton with services into London Victoria, London Bridge and St Pancras. As an alternative, Carshalton Beeches station is also within easy reach. The surrounding areas are considered excellent for education with an extensive range of both private and state schools including Nonsuch High School for Girls and Sutton Grammar for Boys. Shopping centres can be found not only at Sutton but at Cheam Village, Epsom, Banstead and slightly further afield at Kingston-upon-Thames. For travellers, the nearby A217 provides easy access onto the M25 towards Gatwick and Heathrow.

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



Additional Information

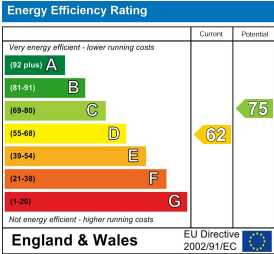
This property has a large boiler and Megaflo system that was installed in 2021.

The roof is 10 years old.

Parking on the road is restricted between 9-11AM. You can also apply for visitor permits.

Surround residents own a portion of the tennis club land and get discounted membership as a benefit.

The seller lives at the property and is upsizing and may sell with no onward chain, but this is to be confirmed.



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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.