



23 The Ridgway, South Sutton, Surrey, SM2 5JX

Offers over £1,000,000



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## Overview

### NO ONWARD CHAIN

Situated in the highly desirable area, South Sutton SM2, 23 The Ridgway is a splendid detached house offering a unique opportunity to own a piece of architectural history. Constructed in the early 1900s by the esteemed Percy Vere Windebank, the property is a fine example of Arts and Crafts design, showcasing high ceilings and coving that highlight the exceptional craftsmanship of its era.

Spanning an impressive 1,660 square feet, this home boasts three spacious reception rooms, ideal for entertaining guests or enjoying quality family time. The welcoming entrance hall leads to a generous lounge and dining room, both perfect for gatherings, as well as a spacious kitchen/breakfast room.

The property features four well-proportioned bedrooms, including a master bedroom with an ensuite shower room. The additional three bedrooms are conveniently serviced by a separate bathroom and WC.

One of the standout features of this residence is the expansive mature garden, measuring approximately 110 feet in length. This delightful outdoor space has been lovingly maintained, allowing for the enjoyment of homegrown fruits and vegetables throughout the year. Additionally, the property includes a detached garage, offering potential for further development, subject to planning permissions.

With its harmonious blend of historical charm and modern amenities, this residence is truly a gem in South Sutton. The property is conveniently located near Sutton and Carshalton Beeches train stations, providing excellent links to London. Furthermore, several highly regarded primary and secondary schools are in close proximity, making it an ideal location for families. An internal viewing is highly recommended to fully appreciate the grandeur and character of this wonderful family home.

# 23 The Ridgway, South Sutton, SM2 5JX

## Accommodation

Large covered original entrance porch with quarry tiled floor, original wooden front door to...

## Entrance Hall

Ceiling coving/cornice, picture rail and dado rail, wooden flooring, original arts and crafts style banisters, old school style cast-iron radiator, small wall cupboard, doors to front reception room, rear reception room, kitchen breakfast room, under stairs cupboard (housing electrics) and side lean to utility area/workshop.

## Lounge (front)

Original bay windows, old school style radiator, recessed fireplace area with shelving, ornate ceiling coving/cornice, wooden flooring.

## Dining room (rear)

Original bay window, old- school style cast-iron radiator, ornate ceiling coving/cornice, laminate flooring, serving hatch to kitchen.

## Kitchen Breakfast room

### Breakfast area

Original Windows to side aspect with old -school style cast iron radiator below, original floor to ceiling dresser unit with drawers, works surface and larder cupboard, recess housing Glowworm gas central heating combination boiler, ceiling lighting.

### Kitchen area

Beech wood work surfaces with drawers and cupboards below, matching wall units with open shelving and plate rack, one and a half bowl sink unit with modern stainless steel mixer tap, built in stainless steel eye level double oven, stainless steel gas hob, space for dishwasher, integrated fridge, part tiled walls and tiled flooring, ceiling lighting, window to side aspect, further smaller window and back door to garden.

### Stairs to 1st floor landing

Original leaded light window to side aspect, picture rail and dado rail, airing cupboard, access to extensive boarded loft space.

### Bedroom one (front)

Original bay window to front Aspect, old school style cast-iron radiator, range of built-in wardrobes, cupboards and shelving, coving/cornice, door to...

### Ensuite Shower room

Corner shower enclosure with Aqualisa chrome thermostatic shower, vanity unit within inset sink, chrome mixer tap and cupboards below, low-level WC, tiled walls, wall mounted shaving socket, extractor fan.

### Bedroom two (rear)

Original window to rear aspect, old school style cast-iron radiator, ceiling coving/cornice and picture rail.

### Bedroom three

Original window to rear aspect, old school style cast iron radiator, wall mounted spotlight.

### Bedroom four

Original window to front aspect, old school style cast iron radiator.

### Bathroom

White suite comprising panel enclosed bath with wall mounted chrome mixer tap and shower attachment, wash hand basin with modern chrome taps, part tiled walls, wall mounted shaving socket, radiator.

### Separate WC

Low-level WC with pushbutton flush, wash hand basin with chrome taps and tiled splashback, radiator, window design aspect.

Approximately 110 foot in length mainly laid to lawn with wide meandering mature flower and shrub borders and beds, pretty garden pond, raised vegetable beds to the rear of garden, greenhouse, fence and closed with side access.

### Detached garage

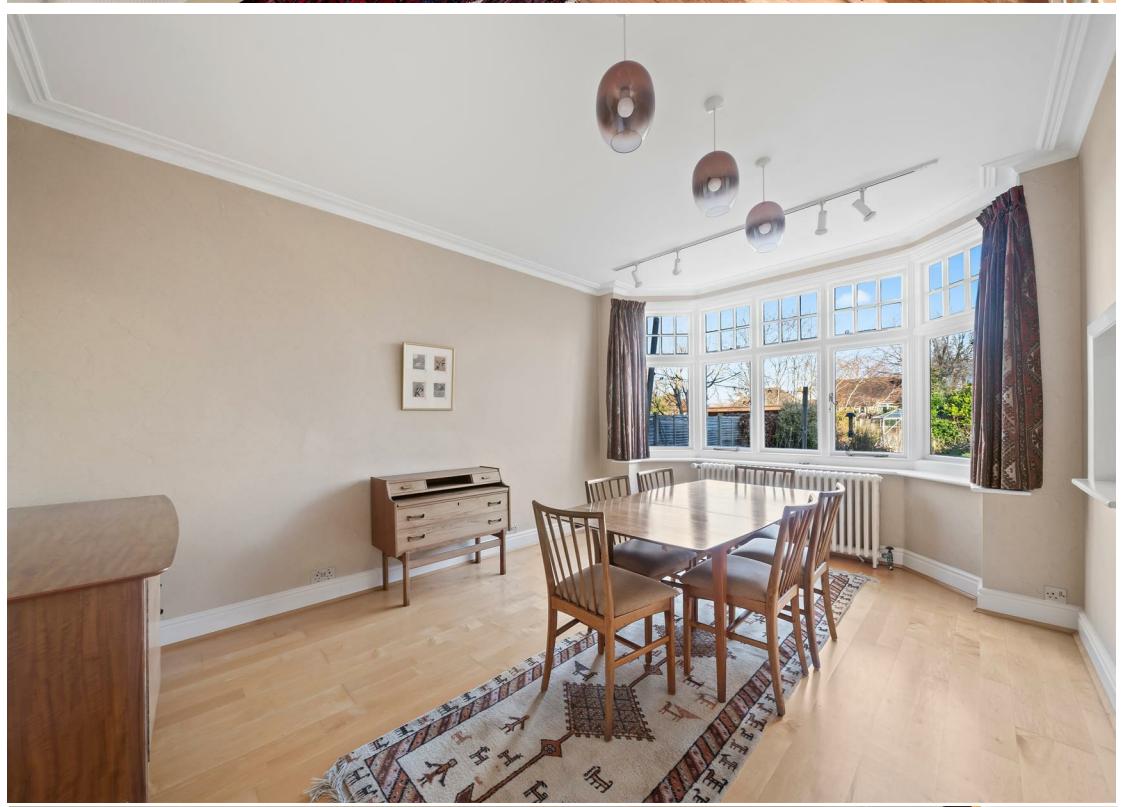
Up and over Door, power and light.

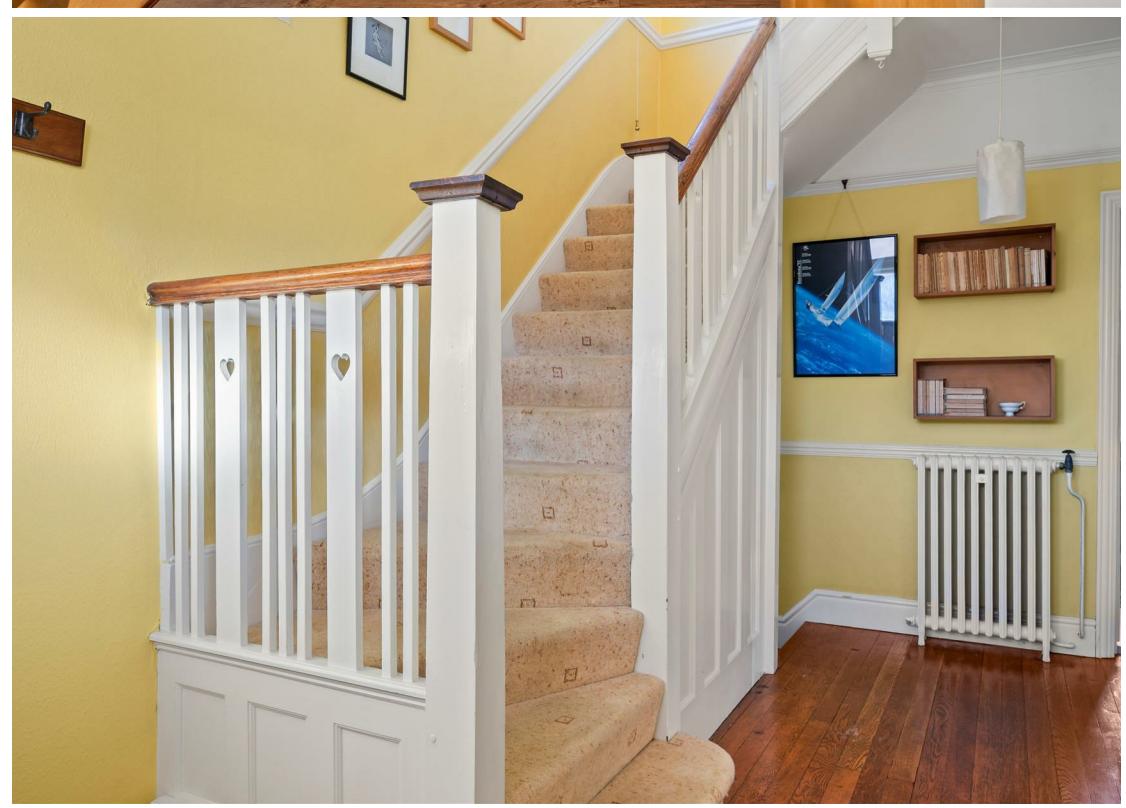
### Front garden

Block paved pathway and matching driveway, large flower beds and gravel area providing extra parking if necessary.

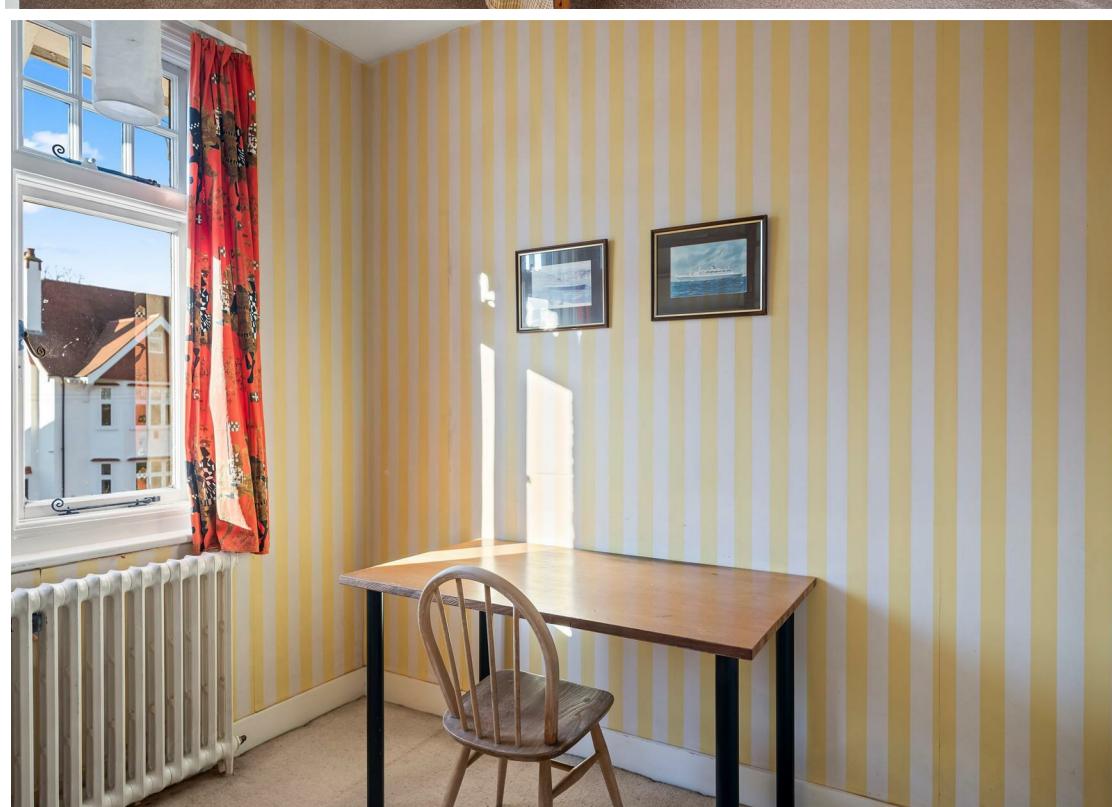
### BUYER'S INFORMATION

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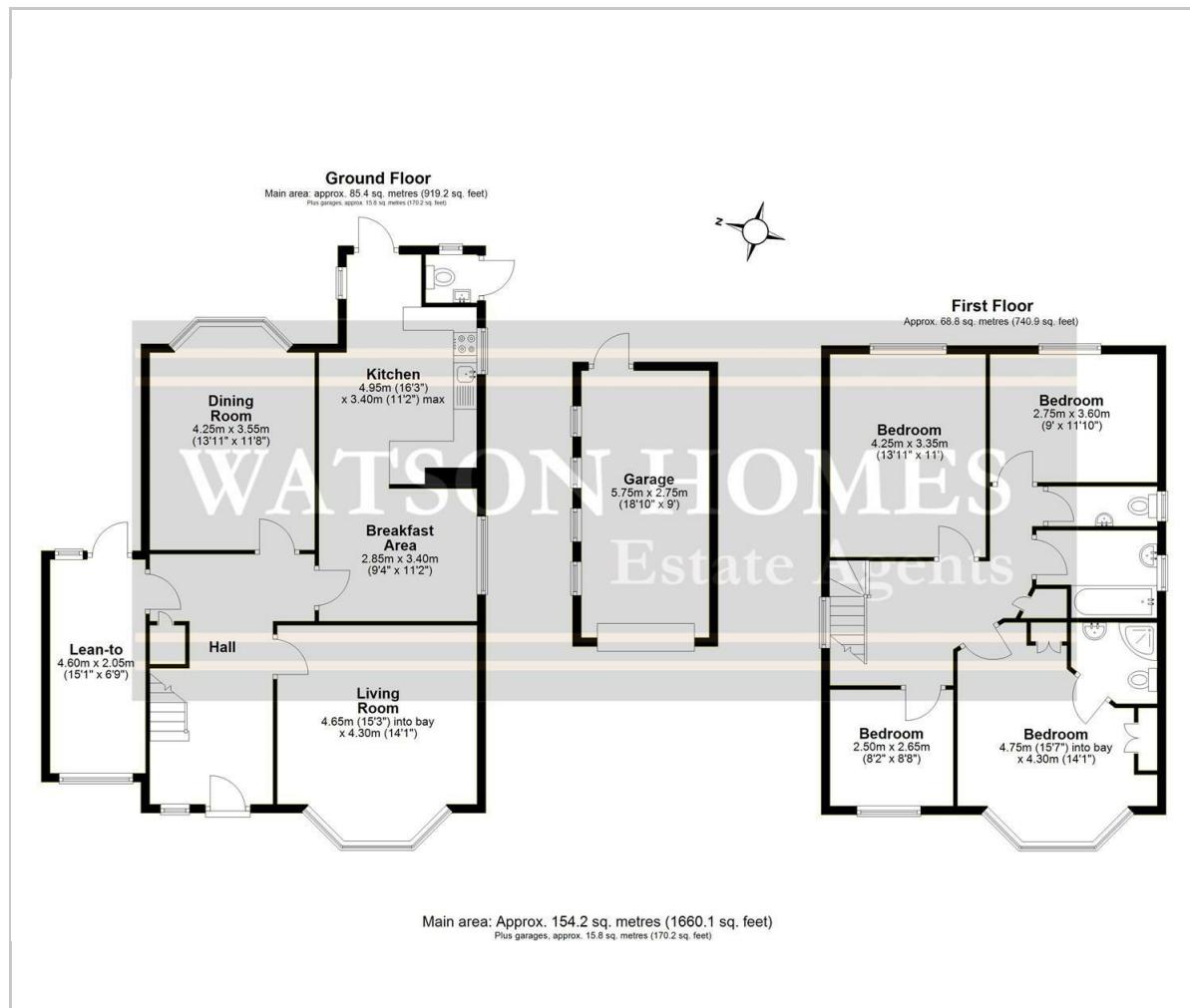








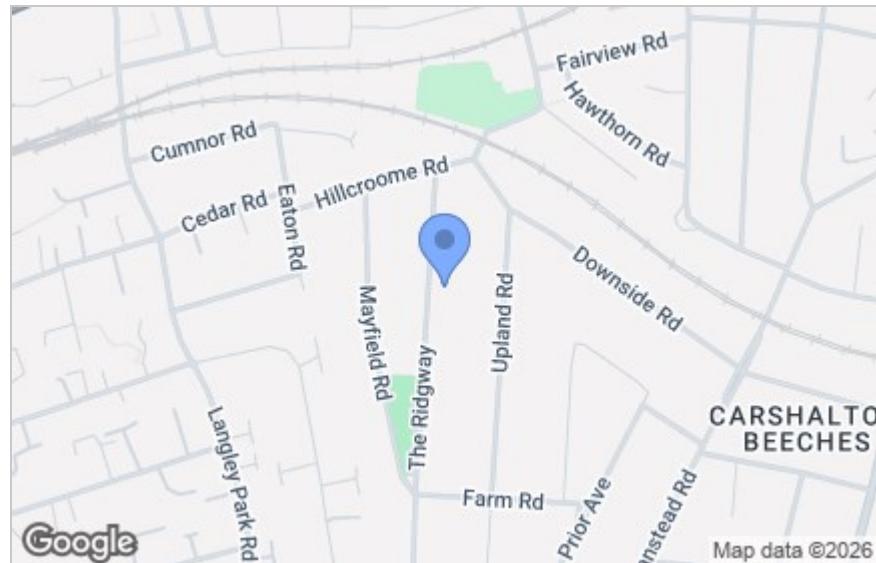
## Floor Plan



## Viewing

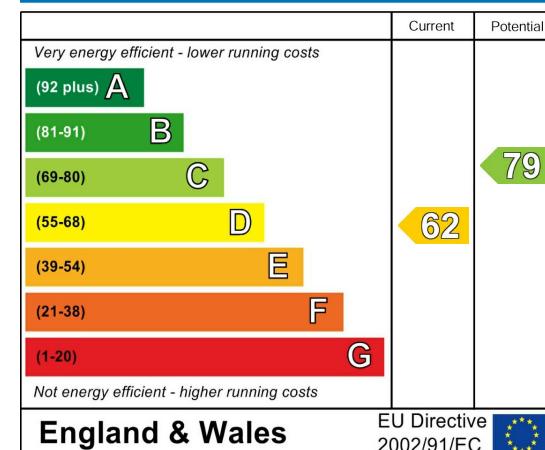
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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