



An outstanding five bedroom detached house with one bedroom annex

The Gallop, Sutton, SM2 5SA, Offers Over £1,500,000 Freehold

BURN – AND – WARNE

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Burn And Warne Sutton- An executive family home modernised and reimagined for the modern age-offering a luxury interior circa 4500sqft all centered off a magnificent reception hall with galleried landing in a premier South Sutton location near to Harris Academy and Seaton House Schools.

The Property- Having been extensively modernized by the current owners, this "Tardis" of a property offers exceptional accommodation circa 4500sqft.

Comprising five bedrooms, two with magnificent en-suites, 20'4 x 15'1 reception hall with Oak staircase and galleried landing, 29'6 x 16'5 superb kitchen/family room with an extensive range of units and granite work tops , 23'4 x 18'4 lounge, 23'5 x 10'6 dining room, 23'4 Conservatory, 16'1 x 12'0 TV room, plus one bedroom annex with lounge.

The property is meticulously presented with a mixture of tiled and wood flooring, gas central heating, double glazing and modern fittings throughout. A viewing tour is the only way to really appreciate the size and depth of accommodation this magnificent property offers.

Outdoor Space- The property has a large flat 133'0 x 50'0 East facing garden with large decked area and lawn. to the front there is a carriage driveway providing ample off road parking and a 21'2 x 9'10 garage

Location- Prestigious South Sutton location convenient for Harris academy, Overton Grange and Seaton House Schools.

S1 Bus Service







The Gallop, Sutton, SM2
Approx. Gross Internal Area 4,512 sq. ft / 419.15 sq. meters
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
Plan produced by AR Net Media-www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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