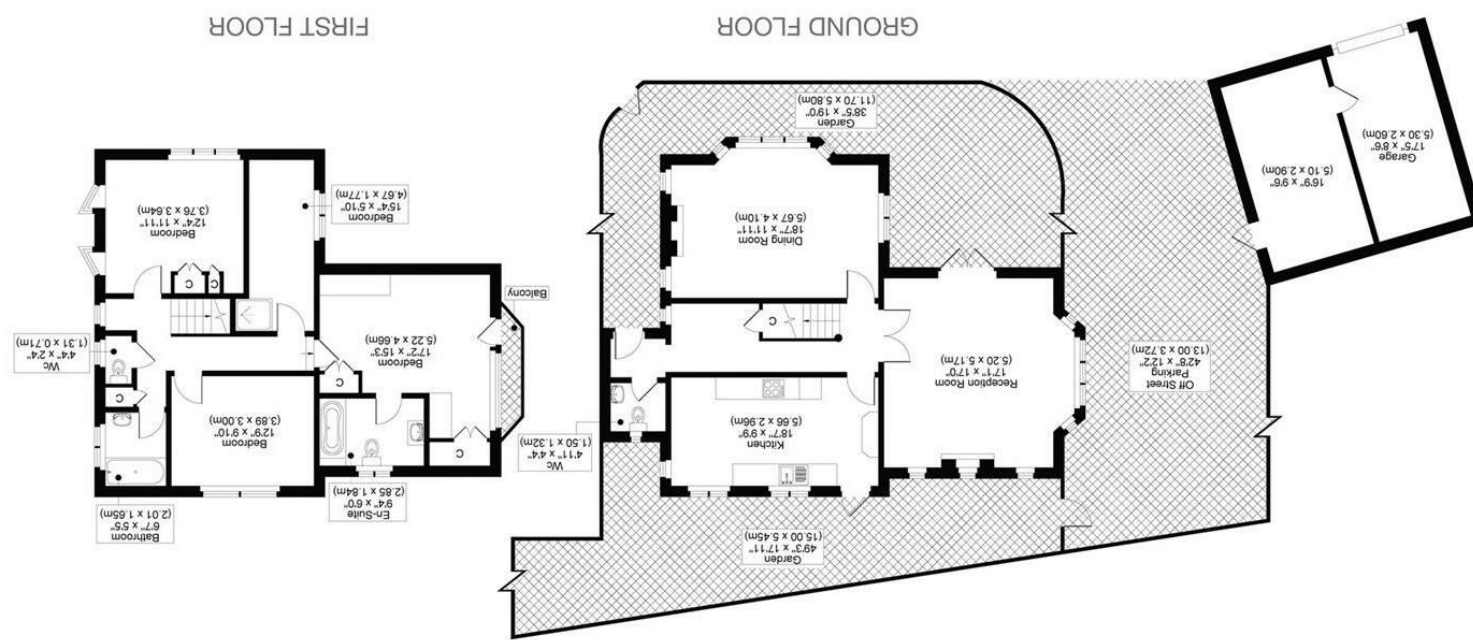




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



BEGGARS ROOST LANE, SM1
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2011 SQ.FT (187 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1695 SQ.FT (157 SQ.M)



BEGGARS ROOST LANE, SUTTON SM1 2DX

GUIDE PRICE £800,000

A BEAUTIFULLY PRESENTED CHARACTER COTTAGE SET IN A TRANQUIL PRIVATE ROAD IN THE HEART OF THE LANDSEER CONSERVATION AREA.

THE PROPERTY COMPRISES, ON THE GROUND FLOOR, A LARGER DUAL ASPECT LIVING ROOM, DINING ROOM WITH EXPOSED WOOD BEAMS AND BEAUTIFUL INGLENOOK FIREPLACE, KITCHEN/BREAKFAST ROOM WITH DIRECT ACCESS TO REAR GARDEN AND A DOWNSTAIRS' WC.

ON THE FIRST FLOOR YOU ARE PRESENTED WITH THREE DOUBLE BEDROOMS (ONE EN SUITE) A FURTHER LARGE SINGLE BEDROOM AND A FAMILY BATHROOM WITH SEPARATE WC.

THE PROPERTY ALSO BENEFITS FROM A DOUBLE GARAGE OFF STREET PARKING FOR 2 CARS AND A WRAP AROUND GARDEN.

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- DETACHED COTTAGE
- FOUR BEDROOMS
- DOUBLE GARAGE
- SET IN A PRIVATE ROAD
- EPC RATING D
- COUNCIL TAX BAND F

