



(BANNER HOMES BROCHURE – MONTAGUE GATE, CHEAM)

(Front cover)

MONTAGUE GATE, CHEAM, SURREY

(Intro page)

Luxury in another league...

The head-turning appeal of MONTAGUE GATE, CHEAM

Celebrate a step up in the world with Banner Homes. Montague Gate comprises just two ultra-luxurious six-bedroom homes created for discerning buyers in the best part of Cheam. The location and specification are just the beginning of a long list of opulent features that welcome you to the ultimate in modern living.

MONTAGUE GATE, CHEAM

**Spacious and elegant
– with a location to match**

When it comes to persuasive features, there probably aren't enough superlatives to describe Montague Gate. Enviably located in the best part of south Cheam – and only 40 minutes by train to London Victoria – these two luxury homes measure up at an impressive 5,800 square feet each (and that excludes the detached double garages!).

Approaching Montague Gate from the southerly reaches of Cheam village, the growing sense of space and affluence is palpable. The Belmont area is noted for its splendid detached properties on large plots. And once you reach The Drive, where Montague Gate is situated, you'll know you've arrived.

The two gated-properties have been designed to harmonise with similar homes in the area, and yet their eye-catching

modernity is sure to impress. Six-bedroom properties of this calibre are highly prized, and the location next to Banstead Golf Course adds further to their appeal.

More semi-rural than suburban, Montague Gate transports you to a world of leafy lanes, with the site itself being screened by mature trees and shrubs for perfect privacy. It's hard to believe Montague Gate is just one mile from Cheam High Street.

Conveniently positioned between Sutton and Epsom, the Cheam locality has plenty of history. Nonsuch Park, for example, features in many historical documents. The village of Cheam itself has an excellent range of shopping and recreational facilities including a Sainsbury's Local.

Nearby Sutton is a larger town boasting many well-known High Street shops including M & S, Debenhams and the larger supermarkets. There are also two large indoor shopping centres, and enough chic cafés, bars and restaurants for even the most demanding lounge lizard. Cinema and theatre-goers are also well catered for.

The bustling town of Epsom is a short drive away and offers a parallel range of amenities, including the high profile Epsom Playhouse theatre. Cheam's south London position means major sporting venues like Wimbledon are within easy reach, together with all the fine dining and sophisticated shopping the Capital can offer.

Montague Gate is also perfect for accessing the many recreational facilities in the area such as the David Lloyd and Cannons health clubs; the country's largest junior tennis centre at Rose Hill; and golf clubs at Horton, Oaks Park and Banstead Downs.

As you would expect, transport facilities for both commuting and local travel are excellent. London is 40 miles away by rail, and Cheam has easy access to all the major roads and motorways in the locality. Gatwick Airport is a handy 15 miles away whilst Heathrow is just ten miles more.

Last but not least, educational facilities at every level are superb. The borough has around 25 schools – from grammar schools to sports academies – many of which feature highly in Government OFSTED reports.

Banner Homes is noted for the quality of its developments – for the innovative architectural designs, quality building materials and attention to detail. Choice locations also play a major part in ensuring the company continues to win national awards. Montague Gate in Cheam is yet another prestige development by Banner Homes.

http://www.buzzwords.ltd.uk/property_copywriter.htm

