



Grantley COURT

CHEAM | SUTTON



Indigo Ridge
Developments Ltd

A prestigious collection of seven apartments,
an attached five-bedroom family home, and a detached chalet bungalow

An exclusive development set in leafy South Sutton, within easy reach of historic Cheam Village and Sutton town centre

Grantley Court is a distinguished new development that brings together three separate offerings, each considered in its own right, within one carefully arranged setting

The Apartments

FLATS 1-7 GRANTLEY COURT

Seven individually designed apartments arranged across ground, first and second floors. Two ground-floor apartments benefit from private gardens, and one first-floor apartment enjoys a private terrace.

The Family Home

22 YORK ROAD

An attached five-bedroom family home at the eastern end of the main building, with its own private entrance, rear garden, and dedicated off-street parking.

The Chalet Bungalow

2 HOLLY OAK CLOSE

A detached chalet bungalow positioned privately to the rear of the development, benefiting from its own driveway and generous garden, with separate access from Holly Oak Close.





Suburban Setting

Situated in leafy South Sutton, close to the sought after and historic Cheam Village

Connectivity

Cheam & Sutton mainline stations provide direct trains to London in around 30 minutes

Nearby

Nonsuch Park, Cheam Village boutiques, and the South Downs are all within easy reach

Flats 1-7, Grantley Court

Seven considered apartments

Grantley Court comprises seven individually designed apartments, arranged across ground, first and second floors within a building that combines careful proportion with period charm and a quietly contemporary architectural language.

Each apartment has been designed with an emphasis on light, flow, and a strong sense of arrival. Layouts have been considered to balance open-plan daytime space with well-proportioned private quarters.

Materials, fittings, and finishes have been specified to a consistently high standard across all seven apartments.

At a glance

7 apartments across ground, first & second floors

2 ground-floor flats with private gardens

1 first-floor flat with private terrace

Allocated parking throughout

A mix of 1, 2 & 3-bedroom apartments



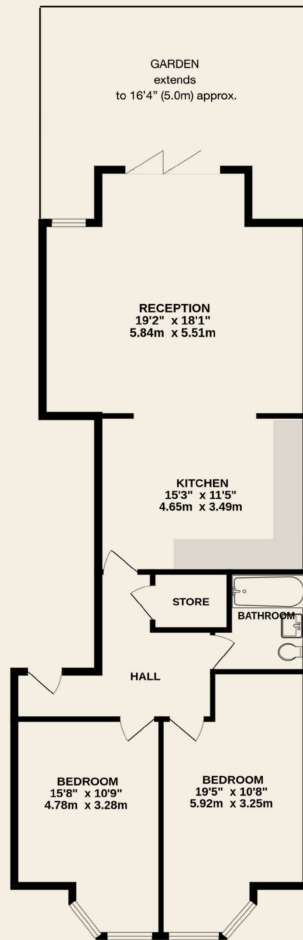
EXTERIOR CGI

Grantley Court



FLATS 1-7 GRANTLEY COURT — VIEW FROM YORK ROAD

Flats 1 & 2



Flat 1

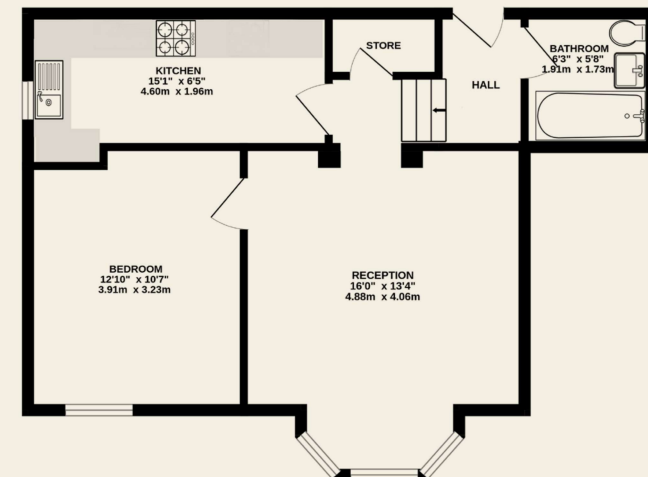
FLOOR — Ground Floor

- 2 Bedrooms / 1 Bathroom
- Large Private Garden
- Allocated off-street parking
- Open Plan Kitchen & Lounge
- Internal Floor Area (Approx.)
980 sq ft / 91.0 sq m

Flat 2

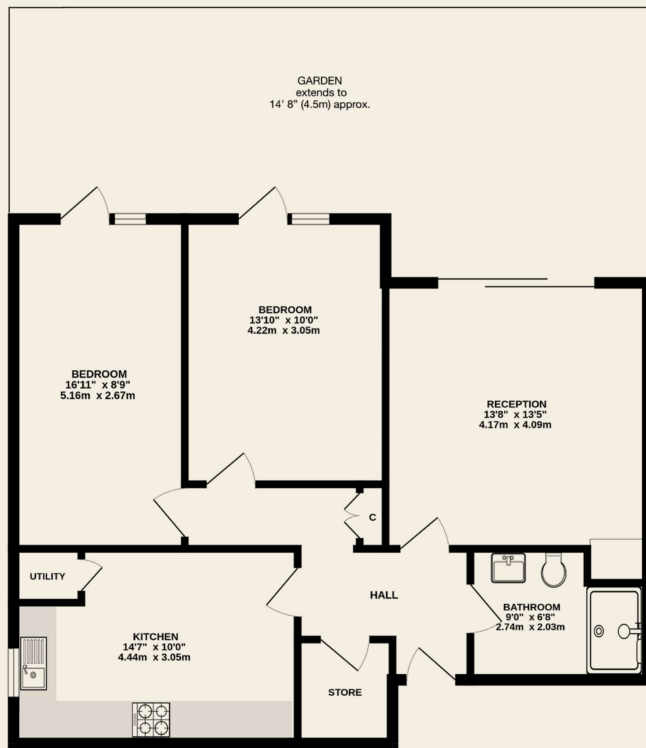
FLOOR — Ground Floor

- 1 Bedroom / 1 Bathroom
- Allocated off-street parking
- Separate kitchen and Lounge
- Internal Floor Area (Approx.)
538 sq ft / 50.0 sq m



FLOORPLANS

Flats 3 & 4



Flat 3

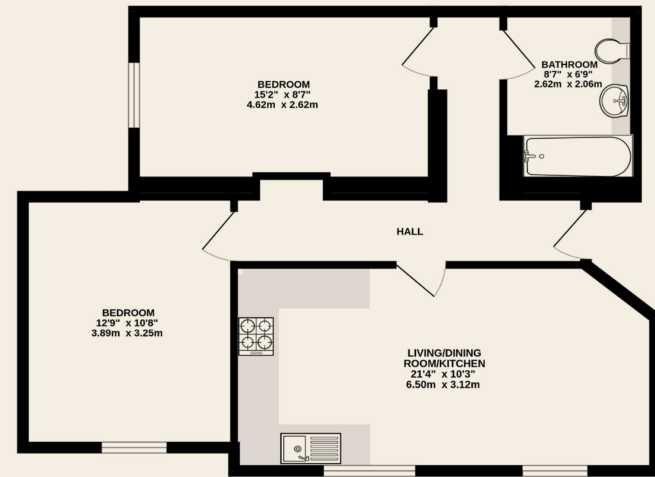
FLOOR — Ground Floor

- 2 Bedrooms / 1 Bathroom
- Large Private Garden
- Allocated off-street parking
- Separate kitchen and Lounge
- Internal Floor Area (Approx.)
805 sq ft / 74.8 sq m

Flat 4

FLOOR — First Floor

- 2 Bedrooms / 1 Bathroom
- Allocated off-street parking
- Open Plan Kitchen & Lounge
- Internal Floor Area (Approx.)
645 sq ft / 60.0 sq m

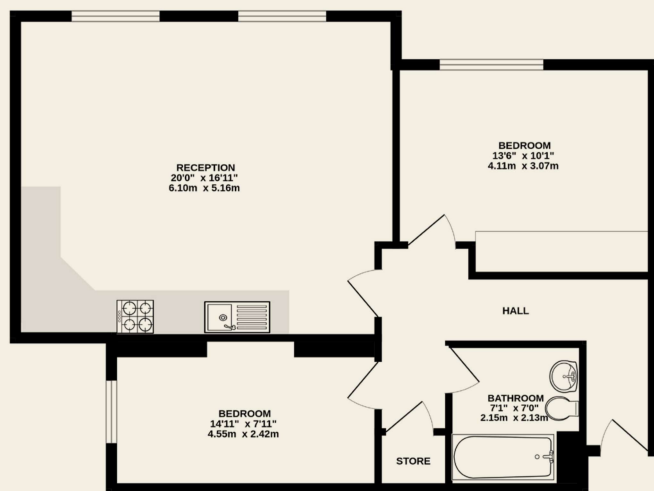


Flat 5 & 6

Flat 5

FLOOR — First Floor

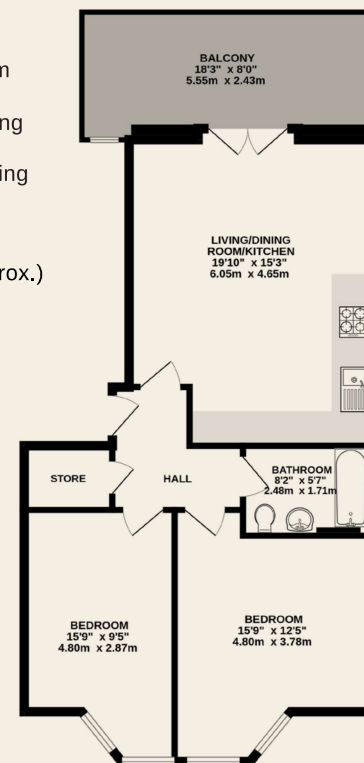
- 2 Bedrooms / 1 Bathroom
- Open-plan kitchen / Living
- Allocated off-street parking
- Internal Floor Area (Approx.)
753 sq ft / 70.0 sq m



Flat 6

FLOOR — First Floor

- 2 Bedrooms / 1 Bathroom
- Allocated off-street parking
- Open Plan Kitchen & Living
- Private Balcony
- Internal Floor Area (Approx.)
708 sq ft / 65.7 sq m

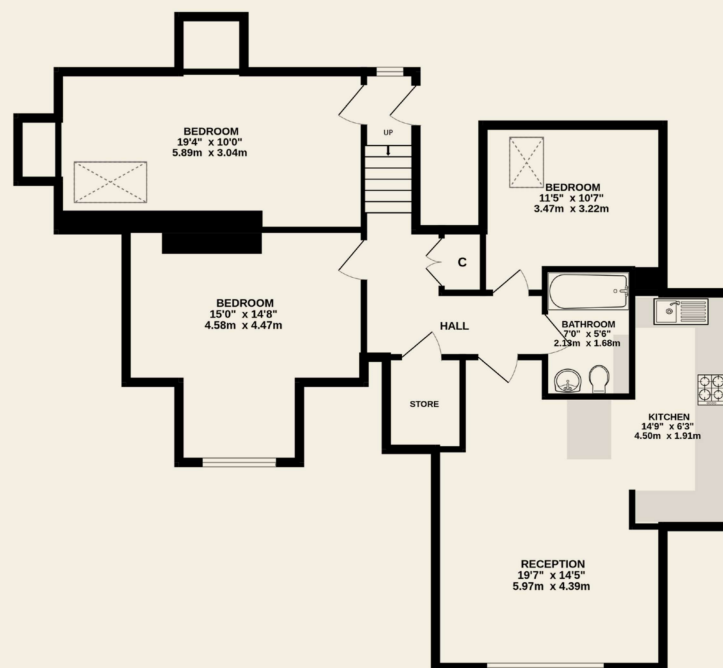


FLOORPLANS

Flat 7

FLOOR — Second Floor

- 3 Bedrooms / 1 Bathroom
- Allocated off-street parking
- Open Plan Kitchen & Lounge
- Internal Floor Area (Approx.)
1012 sq ft / 94.0 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. Made with Metropix © 2026.

A substantial five-bedroom family home.

This substantial five-bedroom family home combines generous living spaces with a private rear garden and dedicated off-street parking, creating a well-balanced home designed for modern family living.

The property features a large open-plan kitchen, dining and lounge area, alongside a separate living room, offering flexible spaces for both everyday living and entertaining. Thoughtfully specified throughout, 22 York Road features the same high-quality materials and attention to detail found across the wider development.

At a glance

Substantial five-bedroom family home

Large open-plan kitchen, dining & lounge area

Separate living room

Five double bedrooms, including principal bedroom with en suite

Family bathroom

Dedicated off-street parking

Private rear garden



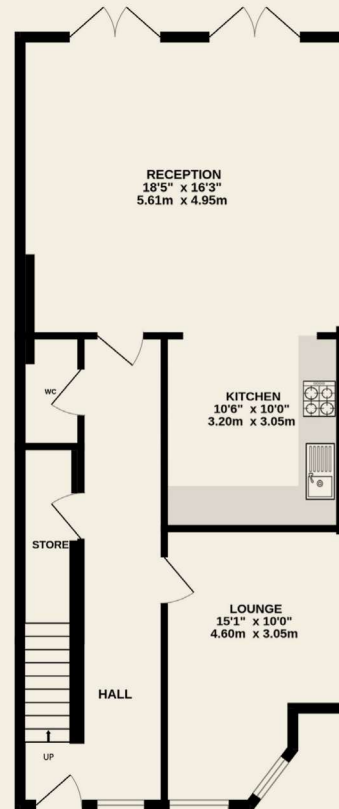
EXTERIOR CGI

22 York Road

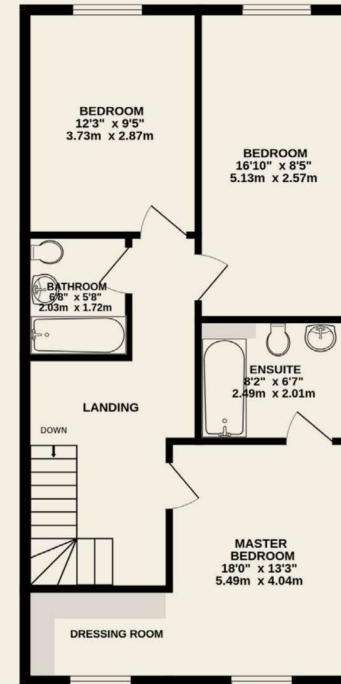
- Internal Floor Area (Approx.)
1845 sq ft / 174.2 sq m



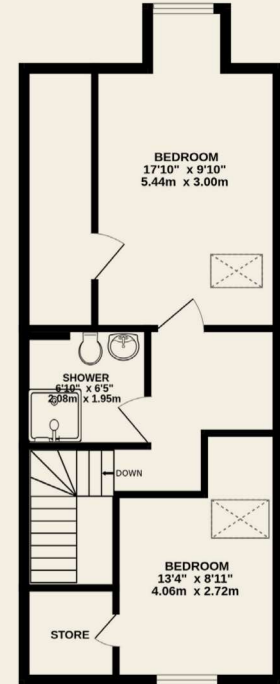
Ground Floor



First Floor



Second Floor



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A detached five-bedroom chalet bungalow set privately to the rear.

Approached via Holly Oak Close, this detached chalet bungalow offers generous and flexible accommodation, complete with its own private driveway and landscaped rear and side garden.

Designed for modern family living, the property features a large open-plan kitchen, dining and living space, alongside a separate study and ground floor bedroom with en suite. The upper floor includes four further bedrooms and a family bathroom, all finished with the same high-quality materials and thoughtful specification used throughout the development.

At a glance

Detached chalet bungalow

Large open-plan kitchen, dining & living space

Separate study

Ground floor bedroom with en suite

Four further bedrooms

Family bathroom

Private Parking

Landscaped rear & side garden



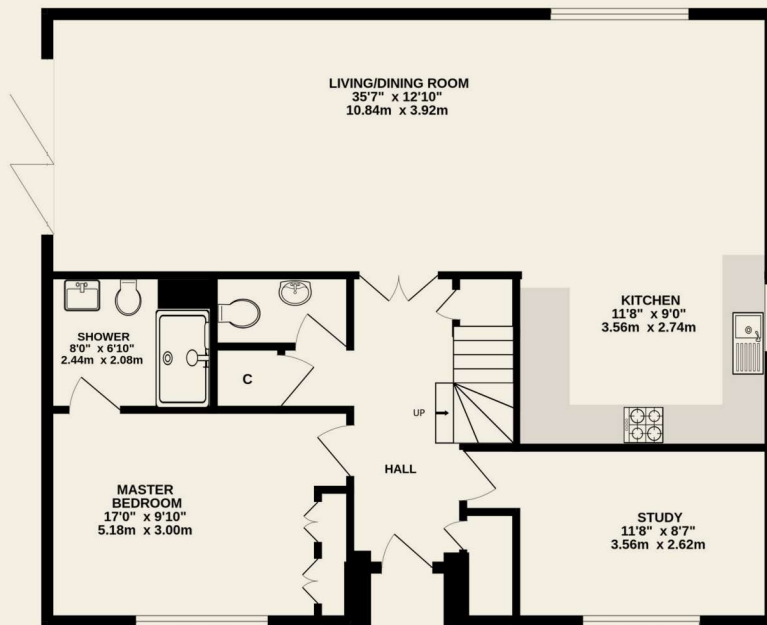
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2 Holly Oak Close

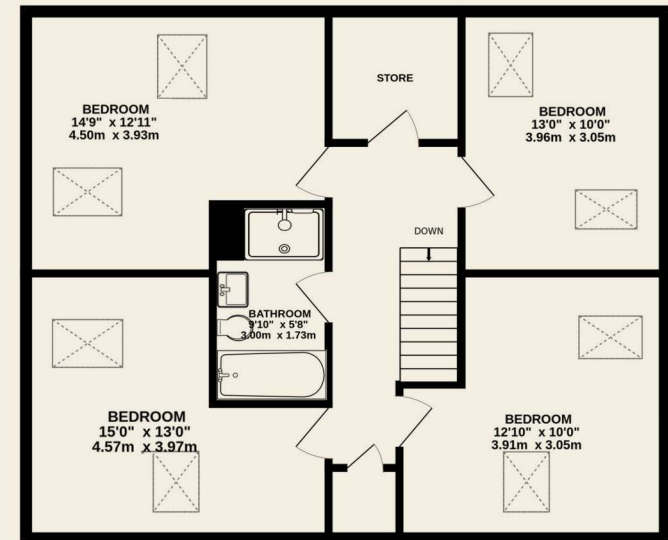


2 HOLLY OAK CLOSE — DETACHED CHALET BUNGALOW

Ground Floor



First Floor



Internal Floor Area (Approx.) 1845 sq ft / 174.2 sq m

Location Highlights

Holly Oak Close enjoys a highly sought-after South Sutton location, within easy reach of historic Cheam Village, offering a range of independent shops, cafés and restaurants, whilst Sutton town centre is also close by.

The area is also well served by highly regarded schools, including Avenue Primary School, Overton Grange and sought after grammar schools including Sutton Grammer and the Nonsuch High School for Girls.

Both Cheam & Sutton offer a wide range of amenities and transport links, with both mainline stations offering regular services into central London in around 30 minutes.



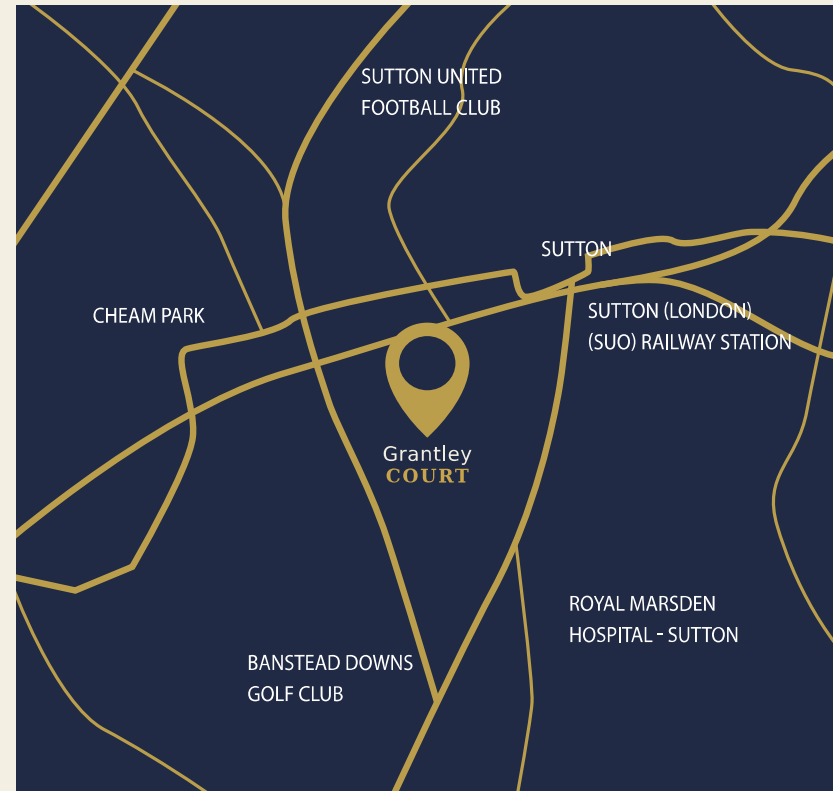
Location Map

CONNECTIVITY

- **Cheam Station:** approx. 15 min walk
- **London Victoria:** approx. 30 min by rail
- **London Bridge:** approx. 35 min by rail
- **M25 (Junction 8):** approx. 15 min drive
- **Gatwick Airport:** approx. 30 min drive
- **Central London:** approx. 45 min by road

NEARBY TOWNS & VILLAGES

- **Cheam Village:** boutiques, cafés & dining
- **Sutton:** regional retail & leisure centre
- **Ewell:** historic village & green spaces
- **Epsom:** market town & famous racecourse



Grantley COURT

CHEAM, SUTTON

For further information or to arrange a private viewing,
please contact the appointed selling agents.

Winkworth



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