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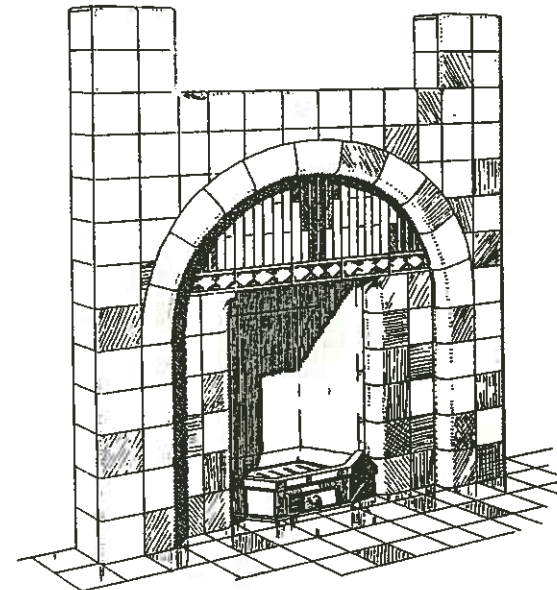
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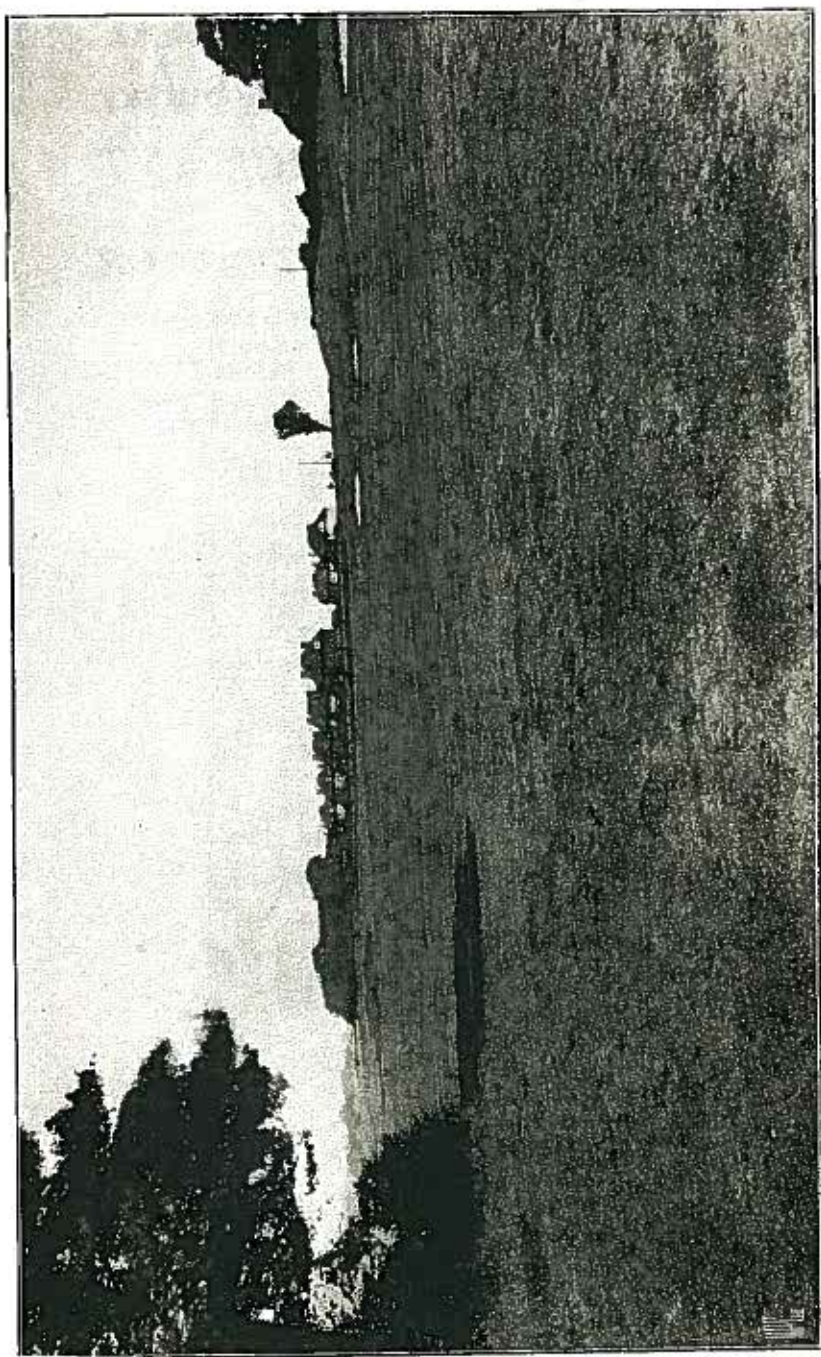
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A View of Some of the Houses in Golfside, taken from the Cuddington Golf Course.

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## THE CHEAM DOWNS AND - GOLFSIDE ESTATES -

MAN may be forgiven for being a cynic in these days of builders' rash—and trash—when our lovely countryside is being scarred by a plague of rubbish in the shape of so-called houses, which in the passing of a few years' will be so many leaking roofs and cracked walls.

Maybe the reader of this brochure will be a little cynical at the praise I have bestowed on the houses built by MR. ANDREW BURTON at Cheam. If so, I can only ask that my praise is put to the acid test, and the cynic visits the Estate himself, and brings with him an architect, to examine every nook and cranny of these amazing houses. I am confident that the verdict would be: that for quality, modernity, and value they are second to none in the country.

Before discussing the houses it will be well to say something of the wonderful situation of the Estate.

On the healthy slopes of Cheam and Banstead Downs, the Estate commands a magnificent view far over the London Basin to the distant Chilterns, and away to the west, on a clear day, Windsor Castle.

Bounded on two sides by the famous Golf Links of Banstead Downs and Cuddington, it is possible to build one's house right on the edge of Cuddington Golf Course, so that one has but to step from the garden gate on to the links.

Right on the verge of some of the best country in Surrey, Cheam provides a country home with all the amenities of town. First-class schools and shops, excellent churches. All the modern conveniences of main drainage, electric light, gas, and a pure water supply, and the service of speedy and frequent electric trains to all parts of London from two stations.

Now to the houses you can have built in this admirable situation.

You may, if you wish, have the house built to your own architect's design, or else leave the matter with safety in the hands of Mr. Burton. The only restrictions are those necessary to ensure the high-class character of the Estate—that is, houses must be detached and have a minimum frontage of 60 feet and a minimum depth of 200 feet.

There is no such thing as a standard type of house on this Estate; their individuality is the great charm. Here is the chance to regain the lost art of our forefathers, and express oneself through one's home, and in Mr. Burton one has a real old-time craftsman, equipped with the quick thinking brains of 1933.

Come with me and look over two of the houses already erected. These may not be the design of your heart, but they will convince you of soundness of construction, superb materials, and an up-to-dateness almost ahead of our time. For in this matter Mr. Burton justly claims that he leads the field.

Houses on Golfside Estate range in price from £2,750 to £6,000; in Sandy Lane from £2,000 upwards; in Highview, Downside, and on the Cheam Downs Estate, £1,600 upwards. Here is an attractive design of one costing £4,500:

A pleasing two-storied elevation, with a half-timbered upper story, overlooking a spacious car drive and front garden. A dignified Tudor porch, leading into a really spacious hall, with central staircase. This spaciousness is a feature of every room in the house. We have ever been a "cat swinging" nation, but to satisfy our needs in the past we had to submit to such an austerity of design that all the comfort and warmth of home vanished. Here in this house, and in all others on the Estate, we see the triumph of the happy medium.

Before leaving the hall, take a look at the doors and staircase. Have you ever seen such well-seasoned, honest oak in any other modern house? I doubt it, for myself I felt that at last I had discovered some modern oak, which our descendants will prize as we do the panelling and balustrades of the days of old.

By the staircase is a roomy cloakroom, with wash-basin and lavatory.

Now to the lounge—what a room! 23ft. long by 18ft. wide. Those who pride themselves on their entertaining will revel in this room, for here are possibilities of first-class private dances, amateur theatricals, and cinema shows, and yet a bright, cheery room for every-day use.

The fireplace is sure to attract you, as will those in every room, for they are all distinctive, and the very latest designs in England. This one in the lounge has a semblance of Tudor work, wrought in a new material, which is most artistic.

The dining room is large and dignified, with a serving hatch to the service lobby. From here we will go to the kitchen, passing on the way the servants' sitting room, a cheery little room. This is the house if you want to solve your servant problem, for the needs of these "modern" wayward creatures has been considered to the last detail, even to the inclusion of a lavatory basin with hot and cold water in their bedrooms.

Here is the most up-to-date kitchen yet installed in a modern house. Designed to save labour and encourage efficiency. Large double sink and draining boards, dresser, large refrigerator, larder, and every device for electrical equipment.

Up to the first floor. Here are six bedrooms, all large and airy, all fitted with wash-basins and handsome tiled fireplaces. The chief bedroom is a magnificent apartment, and the view from the window is superb, looking right away over the Thames Valley to Windsor Castle. A small door leads into the first bathroom, fitted with every device known to modern building—and the size! If double somersaults are part of your morning routine, you can indulge your fancy without fear of crashing. The floors are cork, the walls are tiled with rich dark and medium green tiles in panels. A deep capacious bath, wash-basin, and pedestal closet suite. Recessed soap dishes and shaving cabinets, hot towel rails, and, as a last surprise, the long plate-glass door in the wall opens to reveal a standing-up shower bath, with hot and cold water.

There is a second bathroom, tiled with dark and medium sunshine coloured eggshell gloss tiles in panels, just as roomy and well equipped.

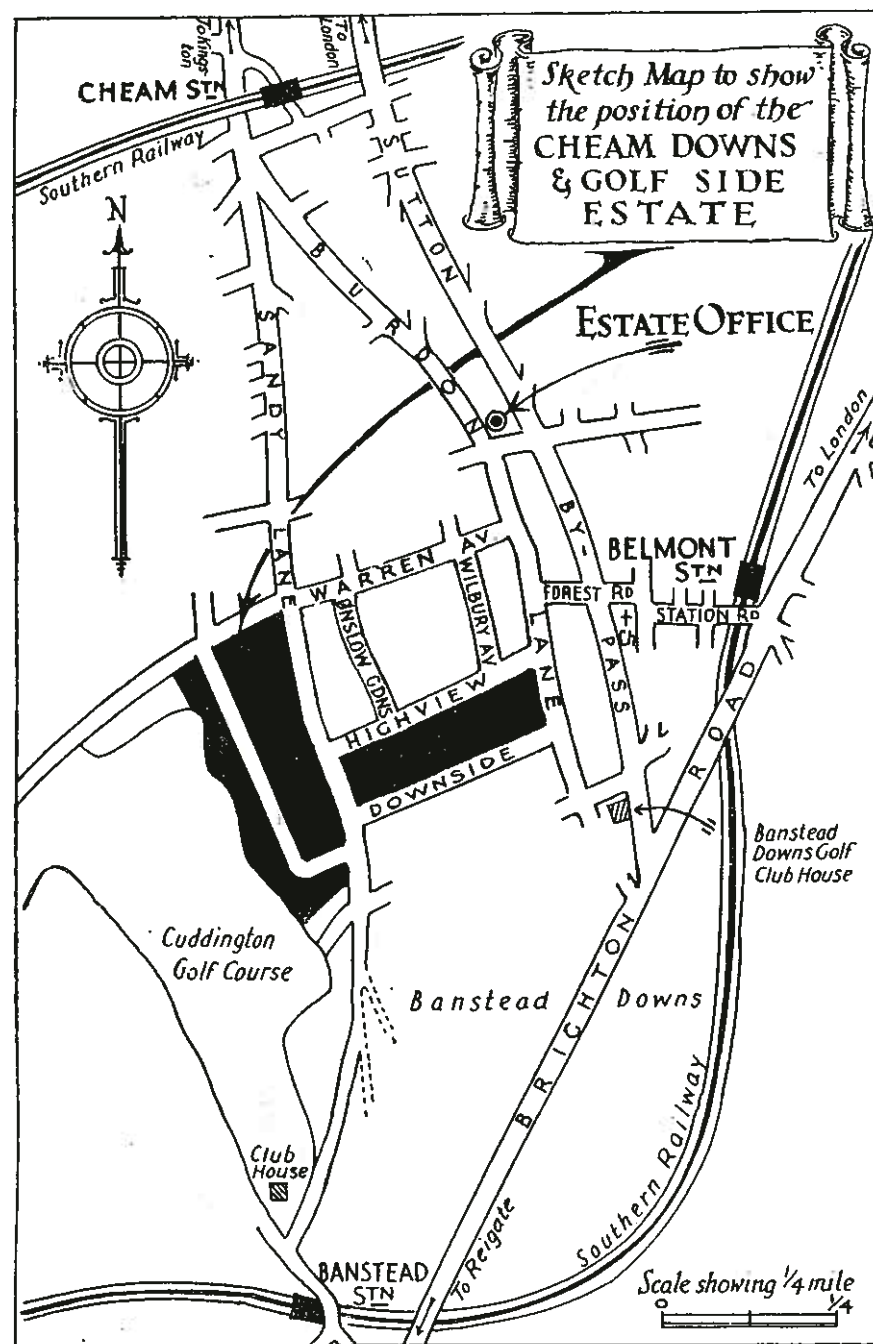
Magnificent airing and store cupboards abound, and, as a final attraction, there is a roomy loft, and an entrance through which you can actually take a full-sized trunk! There is a conjuring trick about this loft, which, if I were a boy, would thrill me to the core. You release a catch, and down shoots a substantial ladder.

Adjoining the house is the garage, with room for two cars, wash-downs, and all modern fittings. The garage is, with the house, centrally heated.

The plot upon which this admirable house is built is 100ft. by 250ft., giving ample garden space, in addition to plenty of room for a tennis court.

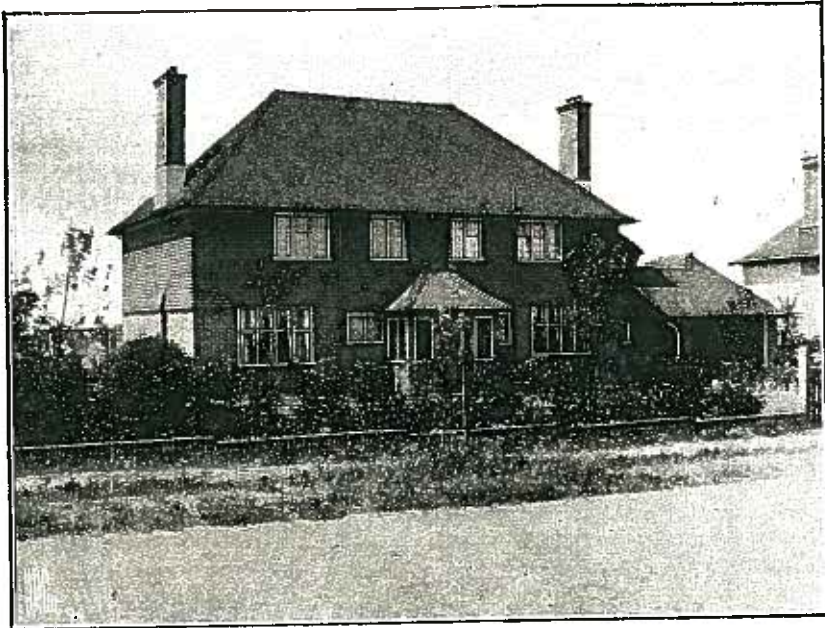
Here are the measurements of this £4,500 house:

|                               |                          |
|-------------------------------|--------------------------|
| PORCH . . . . .               | 11ft. 6in. by 4ft. 0in.  |
| HALL . . . . .                | 18ft. 6in. by 11ft. 4in. |
| LOUNGE . . . . .              | 23ft. 6in. by 18ft. 3in. |
| DINING ROOM . . . . .         | 17ft. 0in. by 15ft. 6in. |
| STUDY . . . . .               | 14ft. 0in. by 12ft. 0in. |
| MAIDS' SITTING ROOM . . . . . | 10ft. 4in. by 9ft. 1in.  |
| KITCHEN . . . . .             | 14ft. 0in. by 11ft. 6in. |
| GARAGE . . . . .              | 17ft. 0in. by 14ft. 0in. |



Map showing position of the Cheam Downs and Golfside Estates

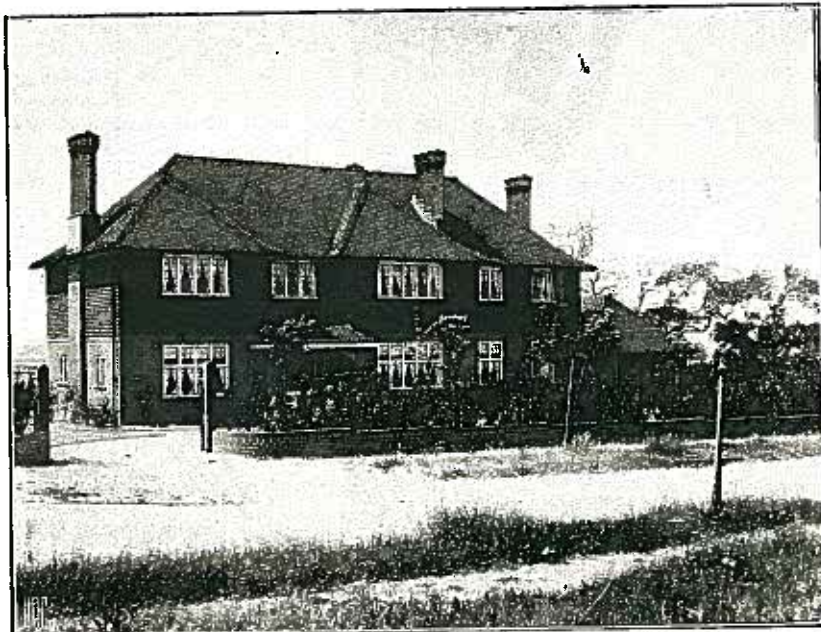




A. W. Hobart] [Copyright  
**Another Well-appointed House in Golfside, with 3 Reception Rooms,  
 6 Bedrooms, 2 Bathrooms.**



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**Another House in Golfside. 3 Reception Rooms, 5 Bedrooms,  
 2 Bathrooms**



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**A Luxuriously-appointed House in Golfside, having 3 Reception Rooms,  
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**A House in Golfside, with 3 Reception Rooms, 5 Bedrooms**



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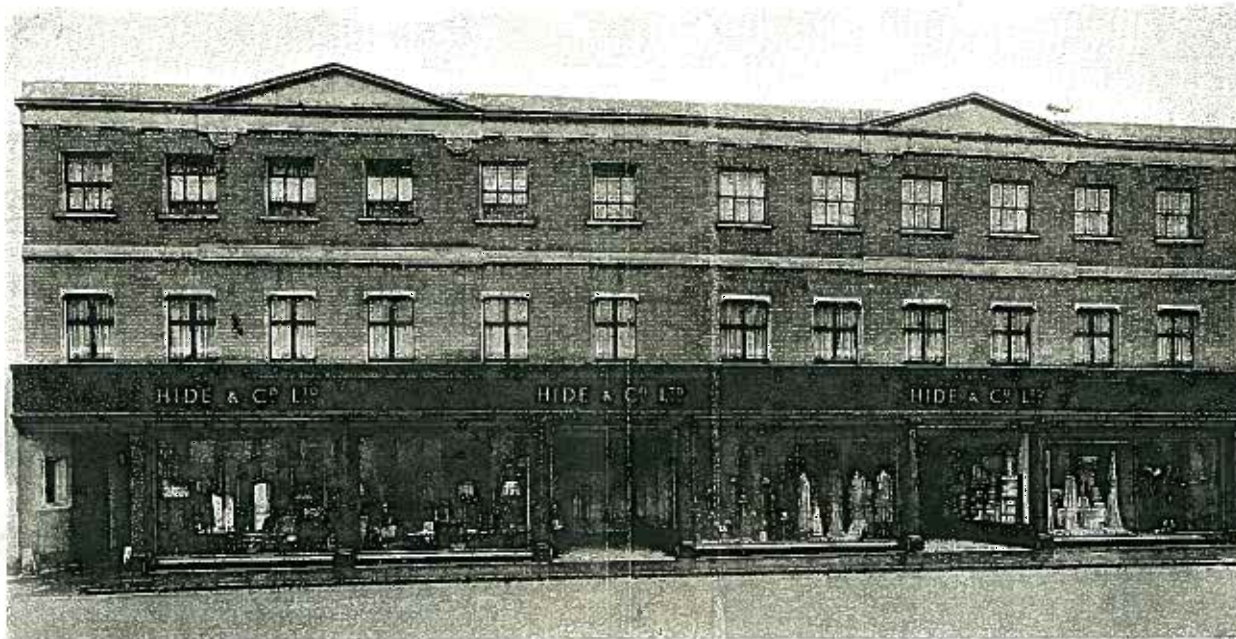
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**FIRST FLOOR :**

|                                                  |                          |
|--------------------------------------------------|--------------------------|
| BEDROOM No. 1 . . . . .                          | 17ft. 0in. by 15ft. 6in. |
| leading to                                       |                          |
| FIRST BATHROOM . . . . .                         | 11ft. 6in. by 10ft. 6in. |
| BEDROOM No. 2 . . . . .                          | 17ft. 9in. by 14ft. 0in. |
| BEDROOM No. 3 . . . . .                          | 15ft. 6in. by 14ft. 0in. |
| BEDROOM No. 4 . . . . .                          | 14ft. 0in. by 11ft. 6in. |
| BEDROOM No. 5 . . . . .                          | 13ft. 9in. by 10ft. 3in. |
| BEDROOM No. 6 . . . . .                          | 14ft. 0in. by 10ft. 0in. |
| SECOND BATHROOM . . . . .                        | 9ft. 9in. by 7ft. 6in.   |
| SEPARATE W.C. HEATED LINEN CUPBOARD.             |                          |
| BOILER HOUSE, COAL CELLAR, AND OUTSIDE LAVATORY. |                          |

Here are the measurements of a slightly smaller house of different design, costing £2,750.

This house is built on a plot 80ft. by 24½ft. and contains the same admirable fittings and superb woodwork. I was very much taken with the overmantels in this house, all of fine solid oak, with charming concealed cupboards. There is an "Ideal" boiler in the kitchen, and the serving hatch to the dining room is in the centre of the dresser, which, when you come to work it out, is a simple, but very effective labour-saving device.

*ACCOMMODATION*

|                                                            |                                                                  |
|------------------------------------------------------------|------------------------------------------------------------------|
| PORCH . . . . .                                            | 9ft. 0in. by 4ft. 6in.                                           |
| HALL . . . . .                                             | 18ft. 0in. by 8ft. 6in., with additional Cloakroom and Lavatory. |
| LOUNGE . . . . .                                           | 19ft. 0in. by 13ft. 6in.                                         |
| DINING ROOM . . . . .                                      | 16ft. 6in. by 14ft. 0in.                                         |
| KITCHEN . . . . .                                          | 12ft. 0in. by 10ft. 6in.                                         |
| SCULLERY . . . . .                                         | 12ft. 0in. by 8ft. 6in.                                          |
| LARDER, COAL-COKE CELLARS, REFRIGERATOR, OUTSIDE LAVATORY. |                                                                  |
| GARAGE . . . . .                                           | 17ft. 6in. by 10ft. 7in.                                         |

**FIRST FLOOR :**

|                                          |                          |
|------------------------------------------|--------------------------|
| BEDROOM No. 1 . . . . .                  | 16ft. 6in. by 14ft. 0in. |
| BEDROOM No. 2 . . . . .                  | 16ft. 6in. by 16ft. 6in. |
| BEDROOM No. 3 . . . . .                  | 11ft. 7in. by 11ft. 6in. |
| BEDROOM No. 4 . . . . .                  | 13ft. 7in. by 11ft. 0in. |
| BEDROOM No. 5 . . . . .                  | 11ft. 0in. by 10ft. 0in. |
| BATHROOM . . . . .                       | 9ft. 3in. by 7ft. 9in.   |
| SEPARATE W.C. LINEN AND BROOM CUPBOARDS. |                          |

## The Cheam Downs and Golfside Estates

**ACCESSIBILITY** The Golfside Estate is exactly ten minutes' easy walk from either Belmont or Cheam Stations, offering an unrivalled service of speedy, frequent electric trains to all parts of London.

The season tickets are available from both stations—a valuable concession, giving double service of trains and access to the City, West End, and East End of London.

**RATES (QUARTERLY).**—First-class, £7 5s. 9d. ; third-class, £4 6s. 9d.



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**A House in Golfside, having 3 Reception Rooms, 6 Bedrooms, and 2 Bathrooms**



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**A House in Golfside having 2 Reception Rooms and 5 Bedrooms**



**PUBLIC SERVICES GENERAL RATES.**—8s. 6d. in the £.  
SOIL.—Chalk sub-soil.

SEWERAGE.—Main drainage.

WATER.—Supplied by the Sutton District Water Company, five per cent. on gross assessment. Analysis proves that this water is softened down to nine degrees of hardness, giving it the advantages of a crystal spring, without the excess of hardness objected to by the medical authorities.

ELECTRIC LIGHT.—Supplied by the South Metropolitan Electric Light Company. Lighting, 5d. per unit; power, 2½d. per unit. No meter rent is charged.

GAS.—Supplied by the Sutton Gas Company at 9d. per therm.

**SHOPS** Excellent utility shops by Cheam Station and the first-rate shopping centre of Sutton near at hand.

**SCHOOLS** Excellent schools abound in the neighbourhood. Mention might be made of Cheam School, of ancient foundation, Ambleside School (see page 2), Epsom College, and Homefield Preparatory School, Sutton. For girls, Everfield and Sutton High School rank high in efficiency.

For Roman Catholics, the well-known Wimbledon College (Jesuits) and John Fisher School (Purley) are within easy reach.

**CHURCHES** Apart from the Church of England, most denominations have churches or chapels in the near vicinity. A new Presbyterian church adjoins the Estate. There is a Roman Catholic Church (recently enlarged) at Sutton.

**GOLF** The Cuddington Golf Course, which adjoins the Estate, was opened in January, 1929, and is considered one of the best in the South of England.

Designed by Mr. H. S. Colt, the famous golf architect, and the construction undertaken by Messrs. Franks, Harris Brothers of Guildford.

Eighteen holes in two loops of nine cover 6,400 yards, and are varied and interesting.

The Club House, a magnificent building, was designed by Mr. A. C. Burlingham, F.R.I., B.A., and the club boasts a very attractive social life.

The lounge, with a dance floor, will accommodate 100 dancers. Meals are served at moderate prices, and in addition there is a billiard room, with two full-size tables, smoking room, large cardroom, lockers, and shower baths.

Banstead Downs Course also adjoins the Estate, and Kingswood, Epsom (R.A.C.), and Walton Heath links are in the near neighbourhood.

**OTHER SPORT** Every conceivable type of sport is available in the district. Clubs with a famous history cater for cricket, football, hockey, lawn tennis, and swimming.

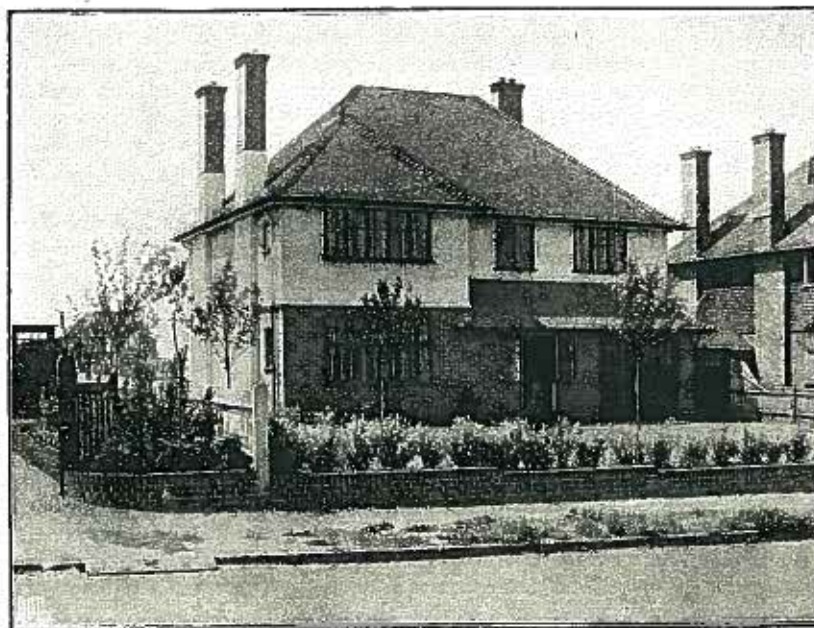
The famous Epsom Racecourse is close by, and Kempton and Sandown Parks easily accessible.

Brooklands Track is comfortably near, and Croydon Aerodrome only four miles distant.

Those who delight in walking will revel in Banstead and Epsom Downs, which are the key to some of the finest rambling country in Surrey.

Motor roads are excellent, and the Sutton By-pass, which runs at the back of the Estate, is the key-road to all the beauties of Southern England and the coast.

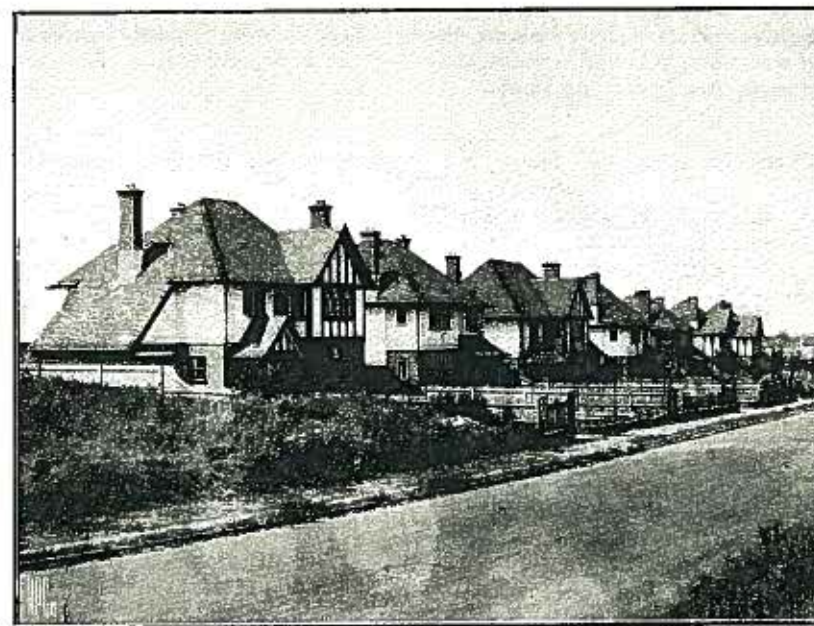
By using Kingston Bridge the best of the country north of the Thames in Bucks. and Herts. is accessible, without crossing London.



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A House in Sandy Lane having 2 Reception Rooms and 4 Bedrooms



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A View showing some of the Houses in Sandy Lane,  
Cheam Downs Estate, Cheam



**HISTORY OF CHEAM** Ae-Ham, later Cheyham, and to-day Cheam, dates back to Roman times, and perhaps before. Several Roman remains in the way of pottery have been discovered.

In 1018 it was given by Athelstan to the monks of Canterbury, and, together with the archbishops, they held it until the end of the eleventh century. It was then divided into two manors: West Cheam belonging to the monks and East Cheam to the archbishop. East Cheam was valued at £10, West Cheam at £6 13s. 4d.

Henry VIII confiscated both manors. East Cheam came into the hands of John, Lord Lumley, from his father-in-law, the Earl of Arundel, and West Cheam also came into his possession.

In later years it was bequeathed to the Duke of Bedford, who sold it in the eighteenth century to the Northey family, who are Lords of the Manor to-day.

Lower Cheam House, standing between Sutton and Cheam, is the old Manor of East Cheam.

**CHEAM VILLAGE TO-DAY** Cheam village, ten minutes' walk from Golfside Estate, still retains much of its leafy charm and mellow buildings. Of outstanding interest is the

little half-timbered cottage in the High Street, now used as a museum and sub-municipal office. This cottage was moved to its present site when road widening operations on the Sutton road threatened its existence.

Further down is WHITE HALL, a truly charming timbered building, used as a Council House by Queen Elizabeth during her residence at Nonsuch Palace, and later as the home of the Treasury during the Great Plague. Strange vaults in the sandstone rock have been discovered under the house.

The old church was pulled down in 1864 to make room for the present rather ugly building. The old chancel, however, remains and contains many interesting brasses and monuments to the Lumley family.

One interesting fact about the parish is that no fewer than five out of six successive rectors became bishops, the best known being Lancelot Andrewes, who was concerned with the translation of the Bible, and George Mountain, afterwards Archbishop of York.

**NONSUCH PALACE** Henry VIII, who had such generous ideas in the matter of palaces and wives, thought fit to sweep away the old village, church, and manor of Cuddington, next to Cheam, and build himself an extravagant house and term it Nonsuch. "This," says Leland, "because it has no equal, Britons are accustomed to praise, and call by name the Matchless or Nonsuch," and according to the many accounts left us by Camden, Hentzner, Evelyn, and Pepys, we may well believe it was fantastic in the extreme.

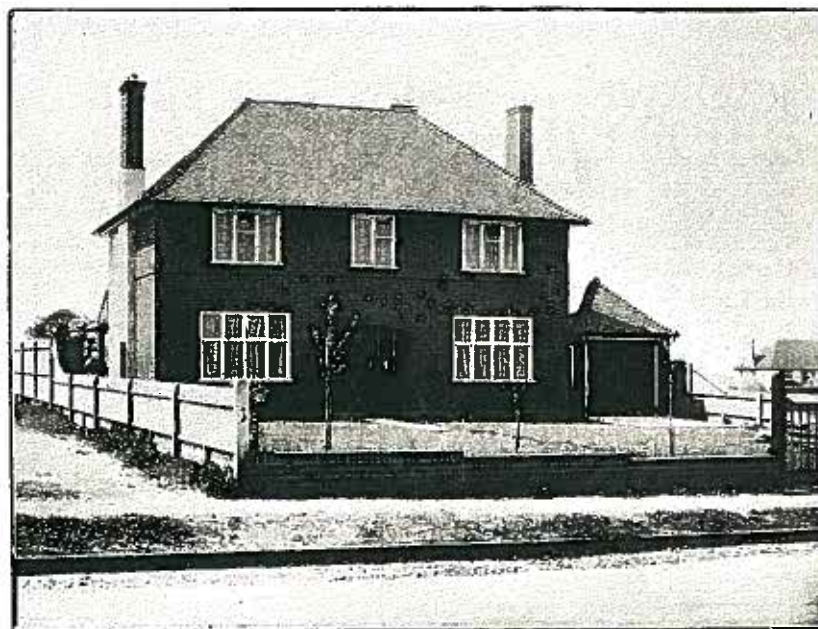
Henry died before its completion, and it was finished by the Earl of Arundel, who sold it to Elizabeth for it to become one of her favourite palaces.

James I bestowed it on Anne of Denmark, and during the Commonwealth it was in the hands of Algernon Sidney.

At the Restoration it was the residence of the Queen Dowager, Henrietta Maria, and during the Plague became the headquarters of the Exchequer.

On the death of Henrietta Maria it reverted to the Crown, and was bestowed by Charles II on his mistress, Barbara Villiers, who had been created Countess of Castlemaine, Baroness of Nonsuch, Countess of Southampton, and Duchess of Cleveland.

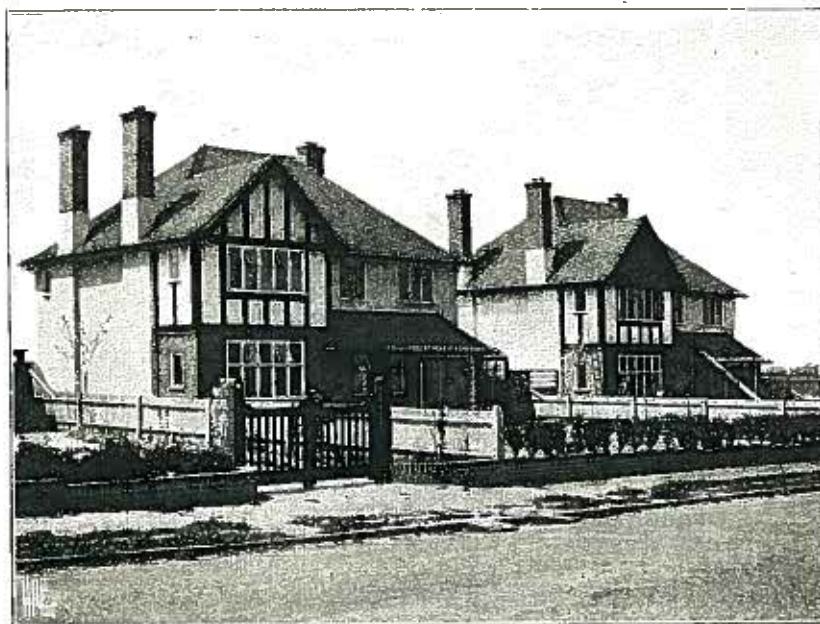
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**A House in Sandy Lane having 2 Reception Rooms and 4 Bedrooms**



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**Typical 4-Bedroomed Houses in Sandy Lane, Cheam**



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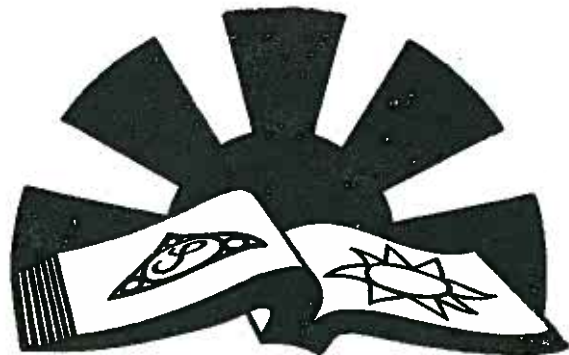
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