

**Property reference number: - 161-1182 (WORCESTER PARK)**

Home to a family with 3 children aged 10, 12 & 14 years.

They are looking to house swap during the school holidays, including half terms.

**KEY INFORMATION...**

Bedrooms available:-	Room 1 - double Room 2 – large room, - 1 single bed Room 3– large room with cabin mid sleeper and a day bed which can be used as a double bed Room 4 – High cabin bed with pull-out single sofa bed underneath Room 5 - very small room with small single bed (max:- 8-9 people)
Children welcome?-	All age groups are welcome, but please note that the house is not toddler proof as the children here are older.
Pets that live here:-	No pets live here
Re-dogs:-	They could not consider a dog staying.



This spacious semi-detached house was built in the mid 1930's and is situated on an attractive residential road in the North Cheam end of Worcester Park. This is a great location for exploring the lovely & varied county of Surrey, as well as having easy access to London. Good public transport is close at hand. There are bus stops 0.2m away with routes available to Epsom, Cheam village, Worcester Park, Kingston and Morden (which has the underground Northern line to Central London). Worcester Park train station is 1.2m away (with rail services to London Waterloo), Nonsuch Park is 0.5m away with lots of open space and trees as well as Nonsuch House and Gardens.

This is a real family home. There is a playroom downstairs, with table football, many board and card games, a wooden train set and a dolls house and other toys. The living room has a piano (Yamaha Clavinova), while in the garage there is a table tennis table. There are 2 bathrooms in the house: an upstairs family bathroom with combined bath/shower downstairs toilet+shower room. There is a large enclosed garden 120 ft with a rockery, willow tree and large patio area. There is a trampoline, football goals, rope ladder, netball post & swing ball. Garden furniture and a barbecue are in place to enjoy 'al fresco' eating on a warm summer's day! There is also off-road parking on the front driveway. (Selection of photos below)



Grace Church in Worcester Park is an independent evangelical church with an average attendance of 100 people on a Sunday morning. They meet in a local primary school where is a large green playing field that is well used after church for various games. This is a welcoming church family that was planted 6 years ago by a church in Wimbledon/Raynes Park. There is a good mix of ages, although a significant proportion are families with primary school aged children and younger.

There is a great variety of meetings & activities on Sundays & mid-week, catering for all age groups. An example is a monthly Saturday morning *Men Behaving Dadly*, a toddler group with Dads!

More information is available on their website:- <http://gracechurchworcesterpark.org>

Sport and Leisure	<ul style="list-style-type: none"> <li>• Cheam Leisure centre 5 mins walk - 33m pool, plus Everyone Active Gym, squash courts</li> <li>• Cheam Park – 4 Tennis Courts (1 mile). Free and so far we've never queued for more than 20 minutes.</li> <li>• "5 Km Park Run" each Saturday at 9am in Nonsuch Park; a children's 2km park run in the same park on a Sunday morning at 9am. See website for details <a href="http://www.parkrun.org.uk/nonsuch/">http://www.parkrun.org.uk/nonsuch/</a></li> <li>• Goals football centre – North Cheam (0.5m)</li> <li>• Crazy golf and golf driving range -15 mins away in Raynes Park off A3</li> <li>• Golf courses, Wimbledon Common, Epsom and Leatherhead (20-30 mins)</li> <li>• Guildford Spectrum – small water park and swimming pool, ice-skating, ten pin bowling (30 mins)</li> <li>• Horse riding in Chessington (20 mins)</li> </ul>
Free park	Local Park Cuddington with play area, 3 free tennis courts, all weather football/basketball pitch, outdoor gym equipment & lots of open space. 0.6m away Cheam Park has a large sand pit, play area, tennis courts & outdoor gym equipment, lots of open space - 1m away
Local places of interest	<p>Central London Waterloo station is 30 mins journey on the train (we are in London Zone 4) from Worcester Park. There are 4 trains an hour to London with a reduced service of 2 per hour on a Sunday. We are close to the A24, A217 and A3 routes which all lead out of town to National Trust Parks, Botanical Gardens, forests and theme parks. All listed are within 1 hours drive away.</p> <ul style="list-style-type: none"> <li>• Chessington World of Adventures (20 mins away)/Thorpe Park (30-40 mins)</li> <li>• Swinley Forest (Bracknell) Mountain bike routes/Go Ape/Segway riding (45 mins)</li> <li>• Alice Holt Forest – Go Ape, walking and cycling trails – Farnborough (1 hr)</li> <li>• Royal Horticultural Society Gardens at Wisely (20 mins)</li> <li>• Hobbledown Farm (20 mins), Bocketts Farm (30 mins) and Godstone Farm (30 mins). These are Family Farm attractions with a variety of animals and children's play areas</li> <li>• National Trust - Box Hill (25 mins)</li> <li>• Richmond Park (25 mins)</li> <li>• Shopping in Kingston or Wimbledon (20 mins)</li> <li>• Boat trips on River Thames, Kingston or in Central London</li> </ul>
Entertainment/ Arts	O2 arena and west End Theatres. Local theatres in Sutton, Epsom and Wimbledon. See local area websites for other venues.

**2019 from Jo in Shropshire (ref 1245)**

**We had a great week, using this house as a base to go up to London most days. The trains were reliable and frequent, getting us into Waterloo in under 30 minutes. The house and garden are really lovely and we enjoyed the table tennis & pool tables. We also had a very warm welcome at Grace Church, Worcester Park.**

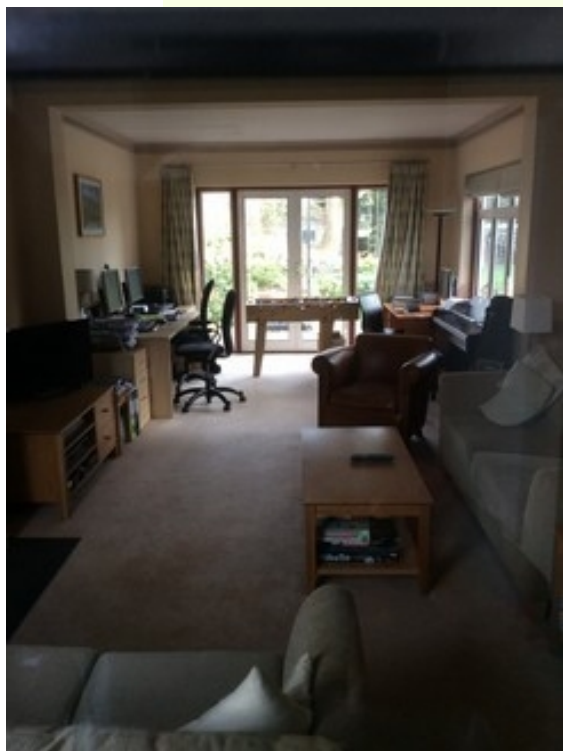
**2018 -from Helen in Nottinghamshire (ref 1087)**

**We had a great time - especially for our first swap. Lots of space for all of us. The children especially enjoyed playing with new toys, the table football and the electric drums which they kindly let us use. It was top marks all round! Thank you.**

MORE PHOTOS BELOW

<https://www.dayoutwiththekids.co.uk/things-to-do/south-east-and-london/surrey/worcester-park>

[https://www.tripadvisor.co.uk/AttractionsNear-g2549112-d4141657-Worcester\\_Park\\_Station-Worcester\\_Park\\_Greater\\_London\\_England.html](https://www.tripadvisor.co.uk/AttractionsNear-g2549112-d4141657-Worcester_Park_Station-Worcester_Park_Greater_London_England.html)



Lounge  
playroom above

Kitchen/  
diner below



Three of the bedrooms...

