



## Tissington House Castlemaine Avenue, South Croydon

Offers in Excess of £2,000,000 FREEHOLD

**ShineRocks**  
PROPERTY AGENTS

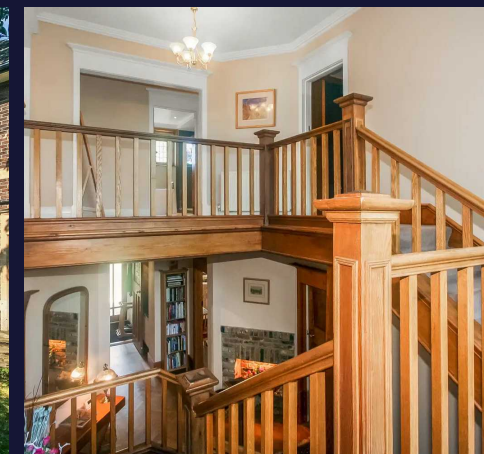
# Tissington House, Castlemaine Avenue

South Croydon

A handsome and imposing, six bedroom, three bath/shower room, three reception room, detached Arts and Crafts style house, built in 1914 and offered on the market for the first time in 37 years. The house has imposing brick external elevations with stone mullioned windows and currently offers approximately 4,600 sq ft of living accommodation (including attic area), with further extension potential to both sides, rear and loft area, subject to planning permission. Situated in a premier and much sought after tree lined avenue and surrounded by beautiful, mature gardens of approximately half an acre, this unique property is 15 minutes walk to South Croydon station, 5 minutes walk to Lloyd park and tram stop. Grand reception hall with impressive staircase and direct access to rear garden, fully fitted solid Maple "Stoneham" (holder of the late Queen's Warrant) kitchen/breakfast room with granite and corian work surfaces, overlooking the rear terrace and gardens, walk-in pantry, utility room, stairs to cellar, secondary staircase. Set behind a high hedge with two driveways giving off street parking for four to five cars, detached single garage. The South and West facing rear gardens are a special feature of this unique property which includes it's own secret garden.

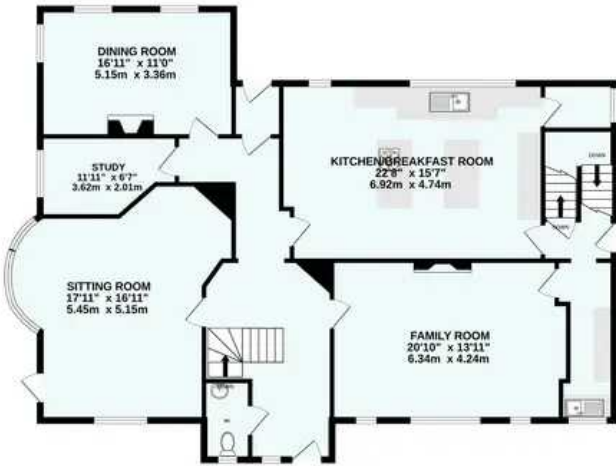
Council Tax band: H - EPC rating: D

- BEAUTIFUL SIX BEDROOM ARTS & CRAFTS STYLE RESIDENCE BUILT IN 1914
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS + STUDY
- APPROXIMATELY HALF AN ACRE WEST FACING PLOT
- CURRENTLY 4,600 SQ FT WITH EXTENSION POTENTIAL TO SIDE, REAR AND LOFT STPP
- WALKING DISTANCE OF SOUTH CROYDON STATION, LLOYD PARK AND TRAM STOP





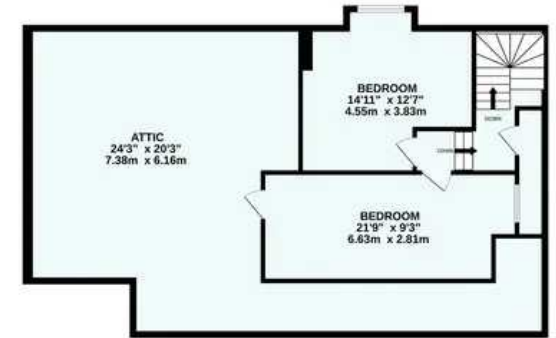
GROUND FLOOR  
1598 sq.ft. (148.5 sq.m.) approx.



1ST FLOOR  
1577 sq.ft. (146.5 sq.m.) approx.



2ND FLOOR  
1154 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA INCLUDES GARAGE & UTILITY  
TOTAL FLOOR AREA : 4754sq.ft. (441.7 sq.m.) approx.  
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## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.