



55 Westhall Road, Warlingham - CR6 9BG

In Excess of £1,750,000

FINE & COUNTRY



55 Westhall Road

Warlingham, Warlingham

A large five bedroom detached Edwardian home with over 4000 sq ft of accommodation arranged over three floors, with an annex/home office with external access and a large games room on the top floor. Set on a large secluded plot within close proximity to two main line train stations.

- Spacious Entrance Hall
- Lounge/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Annex/home work space
- Master Bedroom with Large En-Suite
- Three further double bedrooms
- Family Bathroom
- Large Games Room
- Large secluded plot.
- Large Cellar
- Two Garages one with Workshop above

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



55 Westhall Road

Warlingham, Warlingham

This stunning Edwardian family home offers a rare blend of classic charm and modern versatility, presenting an ideal canvas for a variety of lifestyles. With five spacious bedrooms, ample living areas, and an annex or home workspace, it caters evolving family needs..

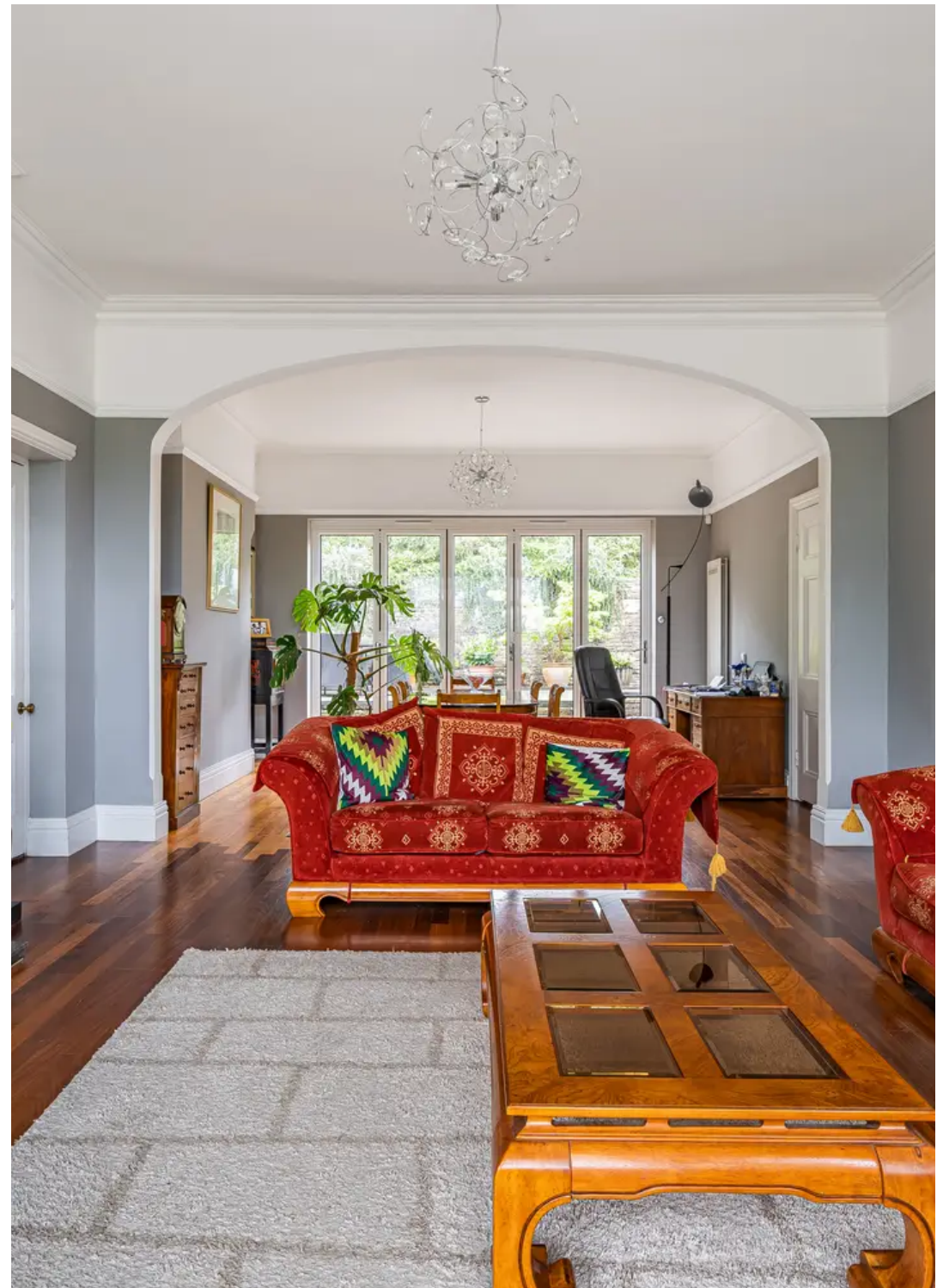
The accommodation briefly comprises a spacious entrance hall, with a downstairs cloakroom and access to a useful cellar perfect for storage.

There is a lovely cosy family room with a working fireplace and a large bay window with French doors leading to the front garden. There is a second large double aspect reception room accessed via double doors from the entrance hall, with windows to the front and bi-fold doors to the rear garden.

Located off the reception room is an extension used as an annex with its own entrance, patio and bathroom bedroom and lounge, it could readily be used as a dedicated home workspace. The property caters to the demands of modern living, offering flexibility for remote work, guest accommodation, or multi-generational living arrangements.

There is also a spacious kitchen/breakfast room and a separate utility room.

On the first floor there is a spacious galleried landing with views over the rear garden. The master bedroom has a bay window with views over the front garden and the surrounding area. The master bedroom also has an En-suite bathroom and an extensive range of fitted wardrobes.







There are three further double bedrooms and a family bathroom on the first floor.

Positioned on the second floor, a spacious games room presents endless opportunities for recreation and leisure. Alternatively, this area could be transformed into a luxurious master bedroom suite, offering privacy and tranquility.

Nestled within a large secluded plot, the property provides a serene retreat from the hustle and bustle of everyday life, offering privacy and tranquility amidst lush greenery and mature trees. The rear garden has been landscaped to create areas of level lawn with established boundaries providing a high degree of seclusion. Set back from the road and screened by mature shrubs and trees the front garden provides a high degree of seclusion. The property is accessed by a sweeping drive which provides off street parking and access to two detached garages one having a workshop over.

Westhall Road, Warlingham, CR6

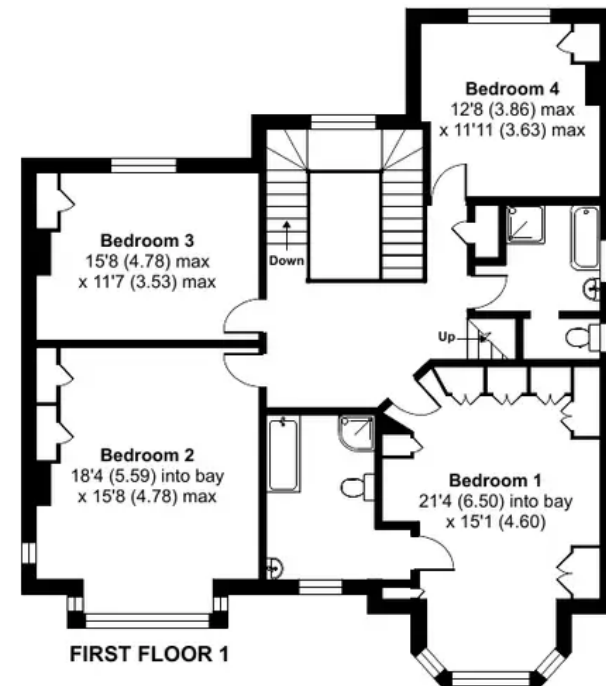
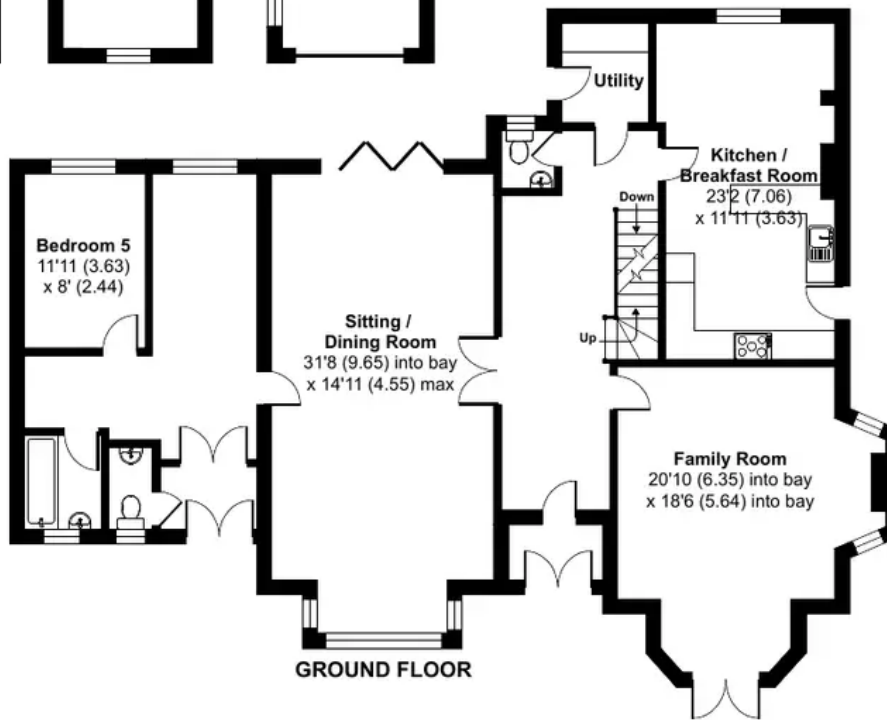
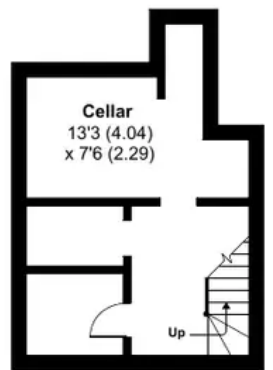
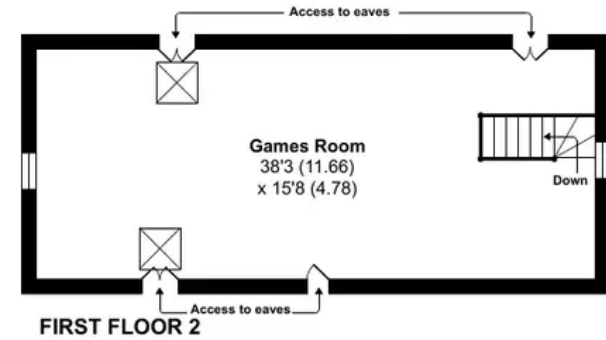
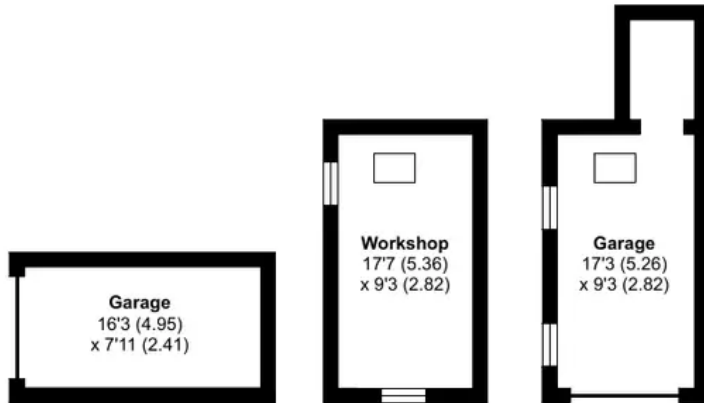
Approximate Area = 4060 sq ft / 377.2 sq m

Garage = 136 sq ft / 12.6 sq m

Garage / workshop = 364 sq ft / 33.8 sq m

Total = 4560 sq ft / 423.6 sq m

For identification only - Not to scale





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/