



Westhall Road, Warlingham – CR6 9HG

In Excess of **£1,375,000**





Westhall Road

Warlingham

A beautifully presented five bedroom Victorian residence with two spacious reception rooms a stunning kitchen/dining room & conservatory. Offered in excellent decorative order throughout and is situated in a convenient location mid way between Warlingham Green and Upper Warlingham Train Station

This exceptional Victorian house offers a rare blend of period elegance and contemporary comfort. With its original features, spacious rooms, and high-quality finishes, it is ready to welcome its new owners. Arrange a viewing today to fully appreciate all this beautiful home has to offer.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



Entrance Hall: As you step through the front door, you are greeted by a spacious and welcoming entrance hall. Thoughtfully designed, it includes built-in storage solutions and a convenient cloakroom, perfect for guests and everyday use.

Lounge: The lounge is a beautiful, bright, and spacious reception room featuring a striking fireplace as its focal point. The original bay window to the front floods the room with natural light, highlighting the room's elegant proportions and period details.

Dining Room: The separate double aspect dining room is ideal for formal entertaining or family meals. Its dual aspect allows for abundant natural light, creating a warm and inviting atmosphere.

Kitchen/Dining Room: The heart of this home is the recently refitted kitchen/dining room. It boasts an extensive range of handmade painted units, including floor-to-ceiling larder cupboards, and luxurious marble work surfaces. This space combines style and functionality, providing ample room for cooking and casual dining.

Conservatory: Adjacent to the kitchen is a delightful conservatory. This additional living space overlooks the beautifully landscaped rear garden, making it an ideal spot for relaxation and entertaining throughout the year.

Utility Room: The practical utility room offers additional storage and laundry facilities, with direct access to both the garage and the gardens.

First Floor: The first floor accommodates three spacious double bedrooms, each offering comfort and style. These rooms are well-proportioned and feature original elements that add character and charm. A luxurious family shower room and a second well-appointed bathroom serve this floor.

Second Floor: On the second floor, you will find two further bedrooms. These versatile spaces can be used as guest rooms, home offices, or playrooms, providing flexibility to suit your needs.

Front Garden: The well-maintained front garden enhances the property's curb appeal, creating a welcoming first impression.

Rear Garden: The beautifully landscaped rear garden is an ideal retreat for outdoor relaxation and entertaining. Its thoughtful design offers a serene and private outdoor space.

Driveway and Garage: The property benefits from a driveway providing off-street parking, leading to a double garage. This offers ample space for parking and additional storage.

Warlingham is a village in the Tandridge district of Surrey, England. Located on the North Downs, it is about 14 miles south of central London, making it a popular



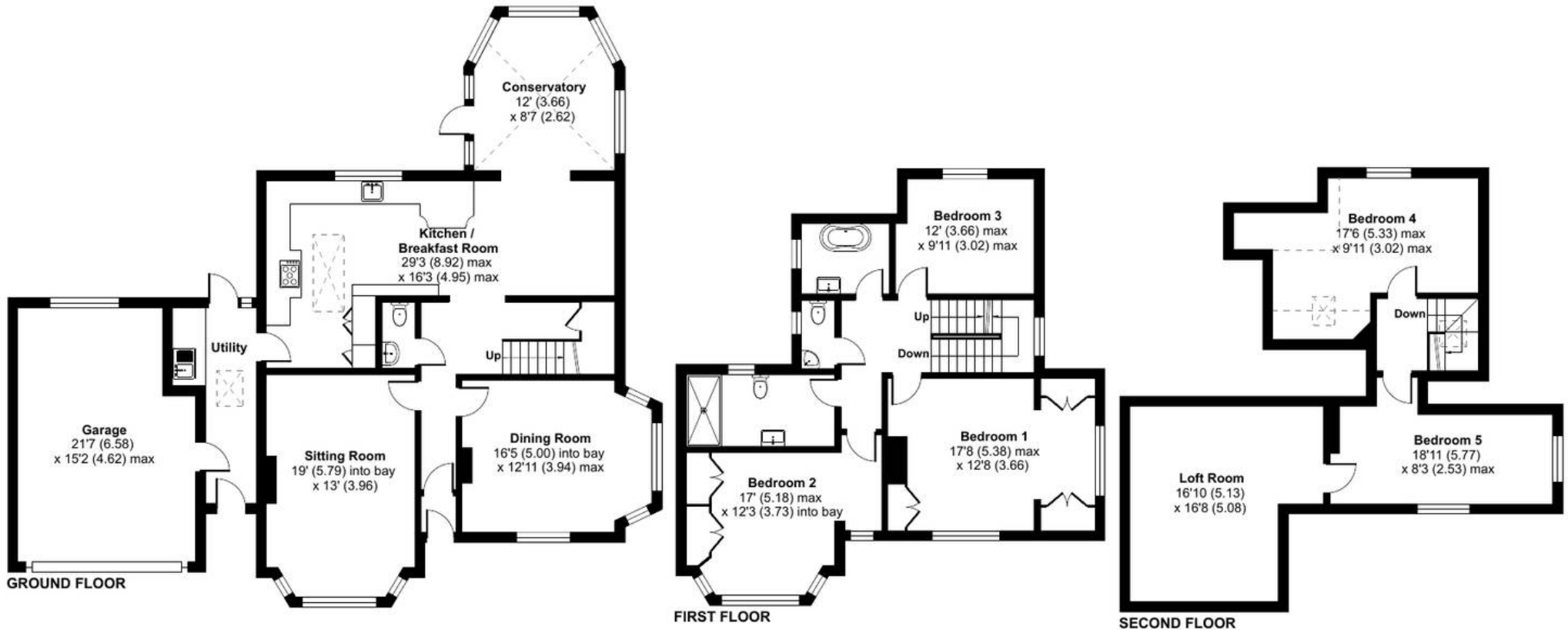
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Approximate Area = 2681 sq ft / 249 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Garage = 307 sq ft / 28.5 sq m
Total = 3041 sq ft / 282.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1154112



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