



8b Hillbury Close, Warlingham - CR6 9TN

Guide Price **£1,850,000**





8b Hillbury Close

Warlingham

A beautifully presented six double bedroom family home with four bathrooms and four reception rooms. The property has been fully refurbished by the current owners with high quality fittings and is offered in excellent decorative order throughout and has garaging for six cars.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Luxurious 6 Bedroom Detached Family Home
- Gated Drive Way
- Six Reception Rooms
- Five Bathrooms
- Two Double Garages
- 4703 Sq Ft



Ground Floor Features:

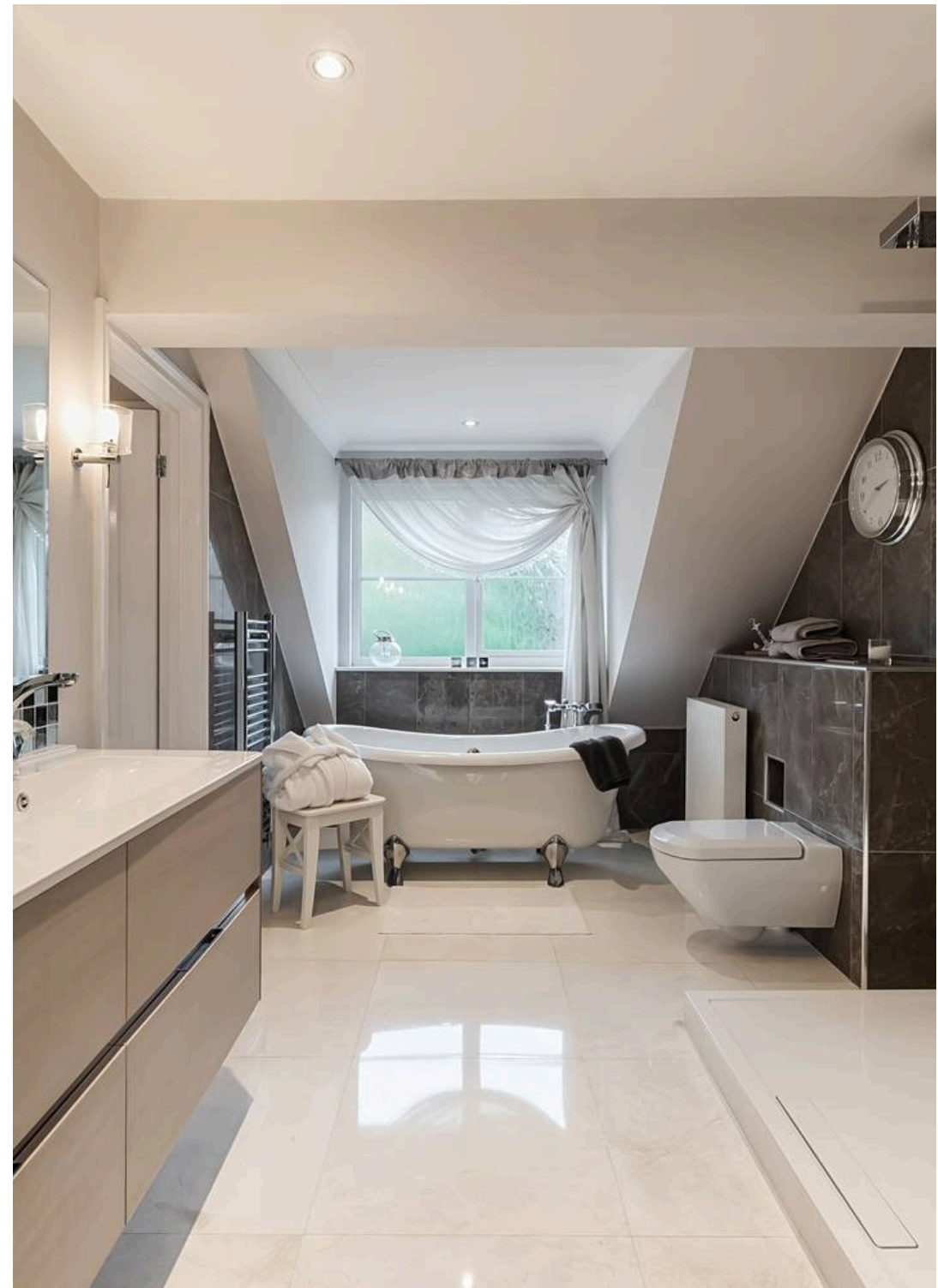
- **Entrance Hall:** Welcoming and spacious, the entrance hall sets a grand tone with a cloakroom for added convenience.
- **Kitchen & Dining Area:** The heart of the home features a fully refitted Martin Moore kitchen, complete with hand-painted base and eye-level units, topped with pristine quartz work surfaces. An open-plan layout seamlessly connects the kitchen to a light-filled conservatory with two sets of double doors, perfect for family meals or entertaining guests with direct access to the garden.
- **Reception Rooms:**
 - **Double-Aspect Living Room:** Bright and inviting, this impressive living room opens directly onto the garden.
 - **Formal Dining Room:** Ideal for special occasions and gatherings.
 - **Study:** Perfect for working from home, with ample natural light and views over the garden.
 - **Gym/Games Room:** A versatile space fitted with extensive deep cupboards along two walls.
 - **Garage/Games Room:** with direct access from the gym is a fantastic garage/workshop featuring bifold doors, a tiled floor, this room would make a fantastic games room.
- **Utility Room:** Conveniently located off the kitchen, with direct access to the second double garage, making daily life easier.

First Floor Accommodation:

- **Master Suite:** An opulent retreat, the master bedroom is enhanced by a spacious walk-in dressing room with fitted wardrobes and an elegant ensuite bathroom. The ensuite features high-end fittings, including a bath, walk-in shower, WC, and double sinks.
- **Additional Bedrooms:** Two large bedrooms benefit from ensuite shower rooms and fitted wardrobes, while three additional bedrooms are also equipped with fitted wardrobes and share two additional well-appointed luxury bathrooms, all featuring high-quality fixtures.

Exterior Highlights:

- **Garages & Parking:** The property includes two integral double garages and a detached car barn with two additional parking spaces and storage, ensuring secure parking for up to six vehicles.
- **Landscaped Gardens:** Professionally landscaped gardens provide multiple seating areas, creating outdoor spaces for relaxation, dining, and entertaining. A covered dining area offers a perfect setting for al fresco meals.



Hillbury Close, Warlingham, CR6



Denotes restricted head height

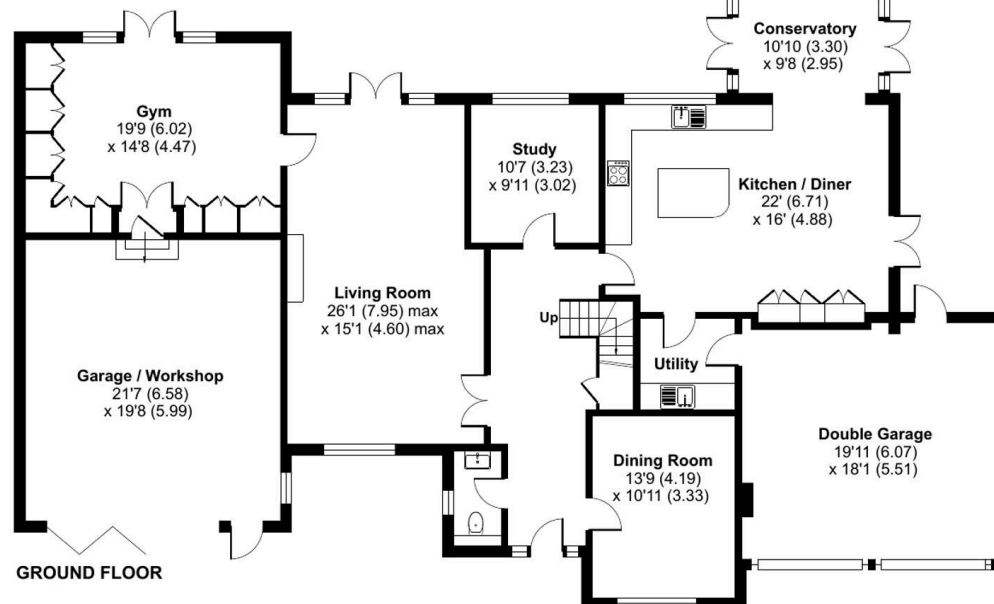
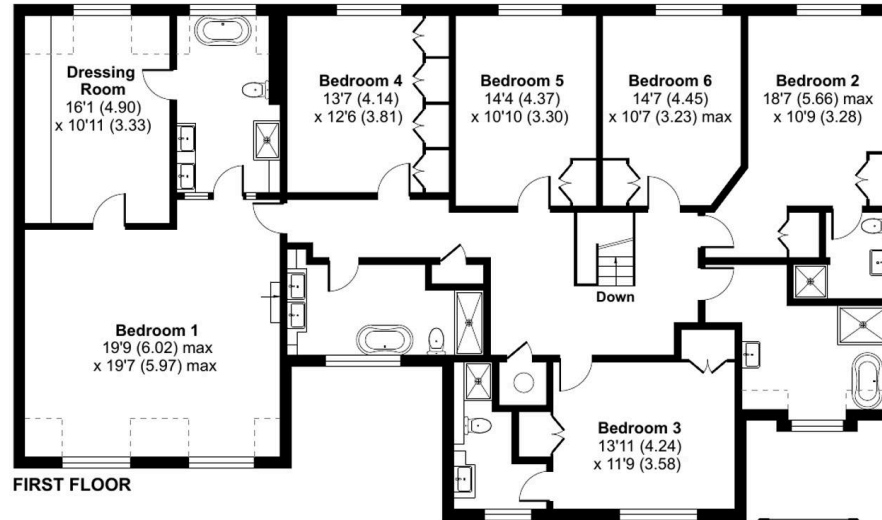
Approximate Area = 3852 sq ft / 357.8 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garages = 785 sq ft / 72.9 sq m

Total = 4703 sq ft / 436.8 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/