



20 Stuart Road, Warlingham - CR6 9JH

Guide Price **£1,000,000**





20 Stuart Road

Warlingham, Warlingham

* Guide Price £1,000,000 - £1,100,000 * A four/five bedroom detached family home with a spacious kitchen/diner, dining/family room sitting room and three bathrooms. Set on a large plot with views over the surrounding countryside.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four/five bedroom detached family home
- Kitchen/Dining Room
- Dining/Family Room
- Sitting room with log burner
- Ground floor bedroom with a wetroom
- Four first floor bedrooms
- Two first floor bathrooms
- Double Garage with workshop and a shower room



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Property Details

Beautifully Presented Four/Five-Bedroom Detached Family Home with Countryside Views

Nestled on a gated private road in the sought after village of Warlingham, this stunning detached home combines modern living with rural charm. Boasting picturesque countryside views and close proximity to local train stations and amenities, this property offers an idyllic lifestyle for families and commuters alike.

Exterior

The property's contemporary exterior is instantly appealing, featuring a clean, modern colour palette. The elevated driveway leads to a **double garage**, while the front garden adds a sense of serenity, a **York stone patio** and lawn terrace create an impressive outdoor entertaining space, complete with a **fish pond** and **barbecue area**, perfect for al fresco dining.

Ground Floor

Step inside to discover a character-filled and versatile layout:

- The **eat-in kitchen** is a chef's delight, boasting marble worktops, a breakfast bar, underfloor heating, and ample space for family meals.
- The **living room** exudes warmth and charm, with exposed beams and a wood burner providing a cosy focal point.
- A **spacious dining room** leads seamlessly to the rear patio and garden, ideal for indoor-outdoor living.
- The **office**, which can double as a fifth bedroom, is complemented by an en suite wet room, making it perfect for guests or multi-generational living.
- A convenient **downstairs toilet** adds practicality for busy households.

First Floor

The first floor offers light-filled accommodation and thoughtful design:

- Four generously sized bedrooms, each with scenic views of the surrounding countryside or the garden.
- A luxury re-fitted **family bathroom** and an **en suite shower room** ensure comfort and privacy for all.







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- The principal bedroom benefits from an en-suite shower room and a Juliet balcony with views over the surrounding area.

Interior Features

Throughout the home, high-quality finishes enhance its appeal, including **oak floors, oak doors, and oak effect UPVC-framed windows**. These natural elements add warmth and timeless style to every room.

Garden

Set on approximately **1/3 of an acre**, the garden is a true haven. With ample space for growing vegetables, sunbathing, or hosting weekend gatherings, it offers endless possibilities for relaxation and enjoyment.

Additional Features

- Off-road parking for several cars, in addition to the double garage.
- Conveniently located just 30 minutes by train from Central London, making it an ideal commuter town.

Location

Warlingham is a highly sought-after village known for its tranquil atmosphere and excellent amenities. The **village green** is surrounded by boutique shops, restaurants, and welcoming pubs, while the area is well-connected with train stations providing easy access to London.

Key Features:

- Detached four/five-bedroom family home
- Gated private road with picturesque countryside views
- Eat-in kitchen with underfloor heating and marble worktops
- Flexible office/5th bedroom with an en suite wet room
- South facing front garden with patio, fish pond, and barbecue area
- Double garage and parking for several cars
- Excellent commuter location

This is a rare opportunity to own a beautifully presented family home in a highly desirable location. Contact us today to arrange your viewing

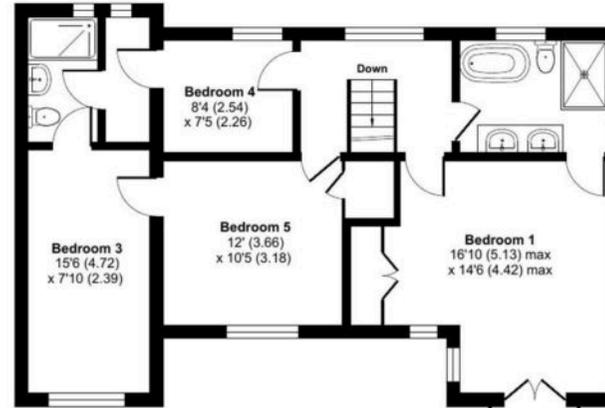
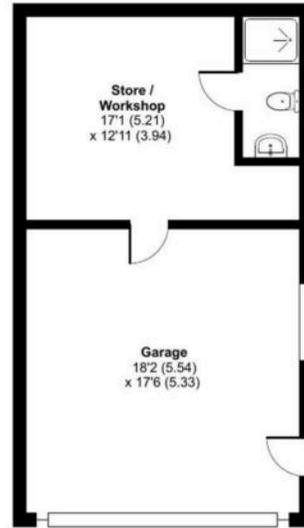
Stuart Road, Warlingham, CR6

Approximate Area = 1818 sq ft / 168.9 sq m

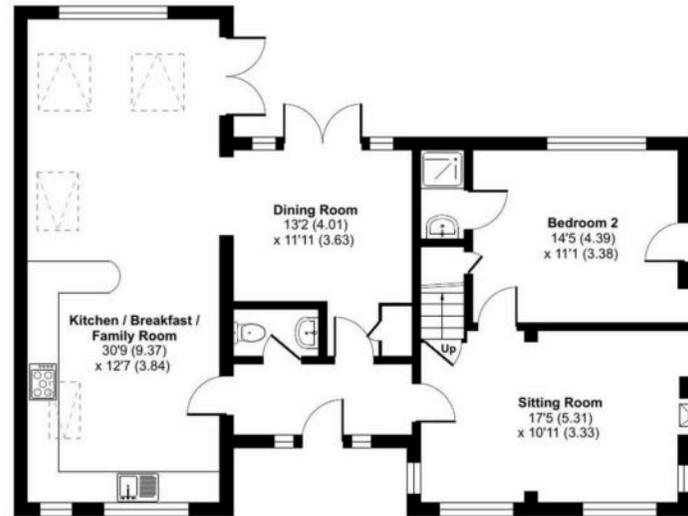
Garage = 547 sq ft / 50.8 sq m

Total = 2365 sq ft / 219.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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

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