



## 12 Tower Place, Warlingham - CR6 9PW

Guide Price £675,000





## 12 Tower Place

Warlingham

A deceptively spacious four/five bedroom town house with spacious reception room, study and kitchen/diner situated on the highly regarded Greatpark, the accommodation is arranged over three floors .

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Town house
- Lounge/Dining Room
- Study
- Kitchen/Diner
- Bedroom with En-suite and dressing area
- Four/Five Bedrooms
- Master Bedroom Suite with Dressing Room and Bathroom
- Garage



Tucked within the idyllic and prestigious Greatpark development, this impressive four-bedroom family residence boasting an expansive approx. 1,960 sq ft of beautifully arranged living space. Set in a tranquil, semi rural environment, surrounded by 84 acres of landscaped parkland and mature woodland, this home delivers a rare combination of space, comfort and lifestyle.

The home opens to a welcoming entrance with a cloakroom/WC and a coat cupboard, setting a practical tone for family life. A versatile study or additional family room provides the ideal space for remote working or children's play.

At the heart of the home is a truly spectacular 21' x 19' living room, bathed in natural light from a full wall of windows and two sets of French doors leading to the south-west facing garden. A limestone fireplace with a granite surround and gas fire creates a stylish focal point in this elegant, yet cosy space.

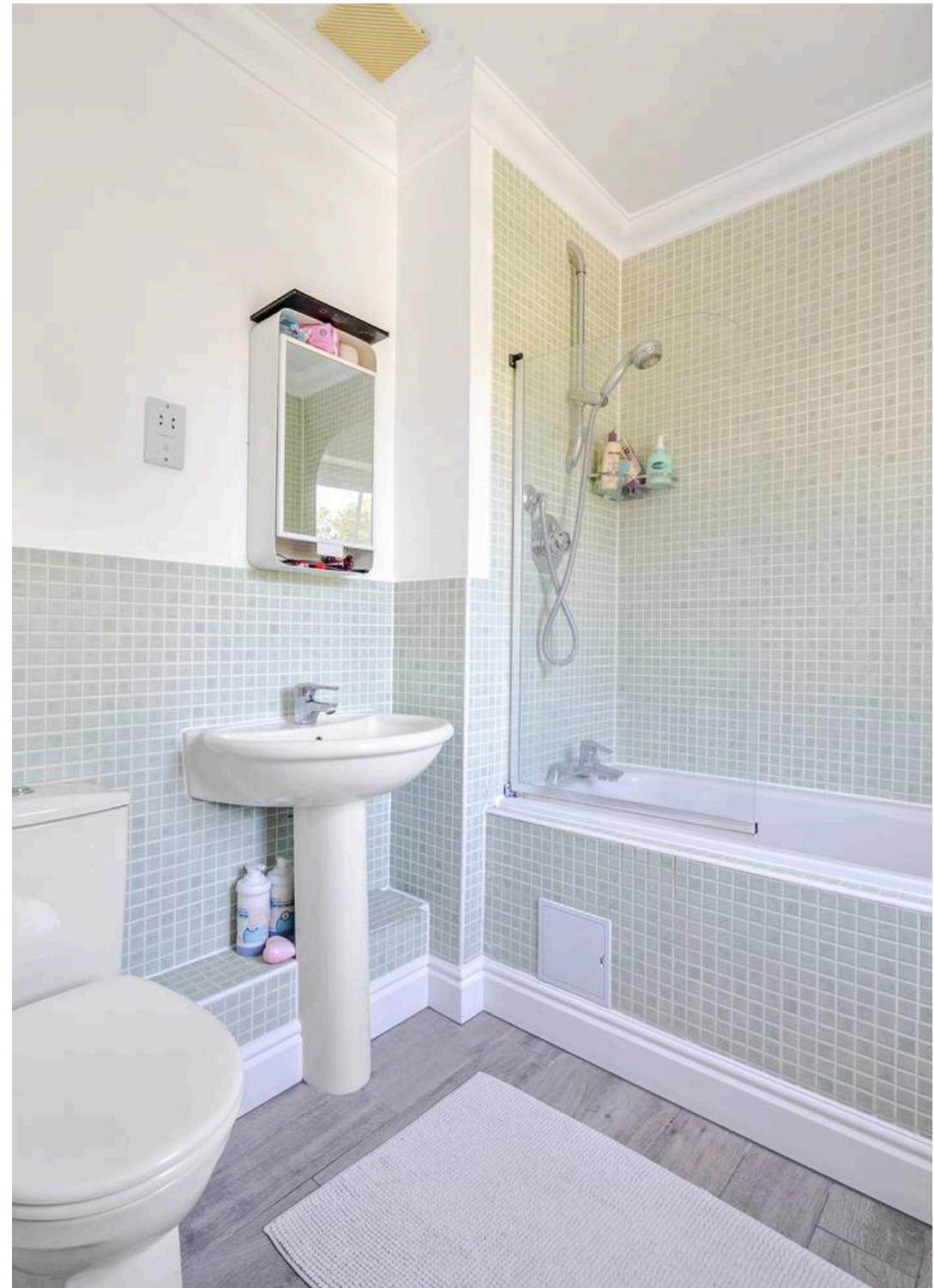
The spacious kitchen/breakfast room is perfect for everyday dining, with a table area positioned to enjoy views of the attractive clock tower. It's well-equipped with worktops and integrated appliances, including a full-height fridge/freezer, gas hob, double oven, extractor, dishwasher and washing machine.

Upstairs, the first floor offers three generously sized bedrooms. Two enjoy views towards the clock tower, while the third features a dressing area with multiple wardrobes and a private en-suite shower room. A well-appointed family bathroom includes both a bathtub and a separate shower cubicle.

The top floor is home to the remarkable principal suite. This superb space includes a 15' x 14' bedroom with Juliet balcony, a modern en-suite bathroom with separate shower, and a generous dressing room—which could easily be adapted into a fifth bedroom or nursery, depending on your needs.

- Detached garage with electric up-and-over door and visitor parking nearby
- Beautiful south-west facing garden, enclosed with fencing and trellis for privacy
- Low-maintenance outdoor space perfect for summer entertaining and relaxation

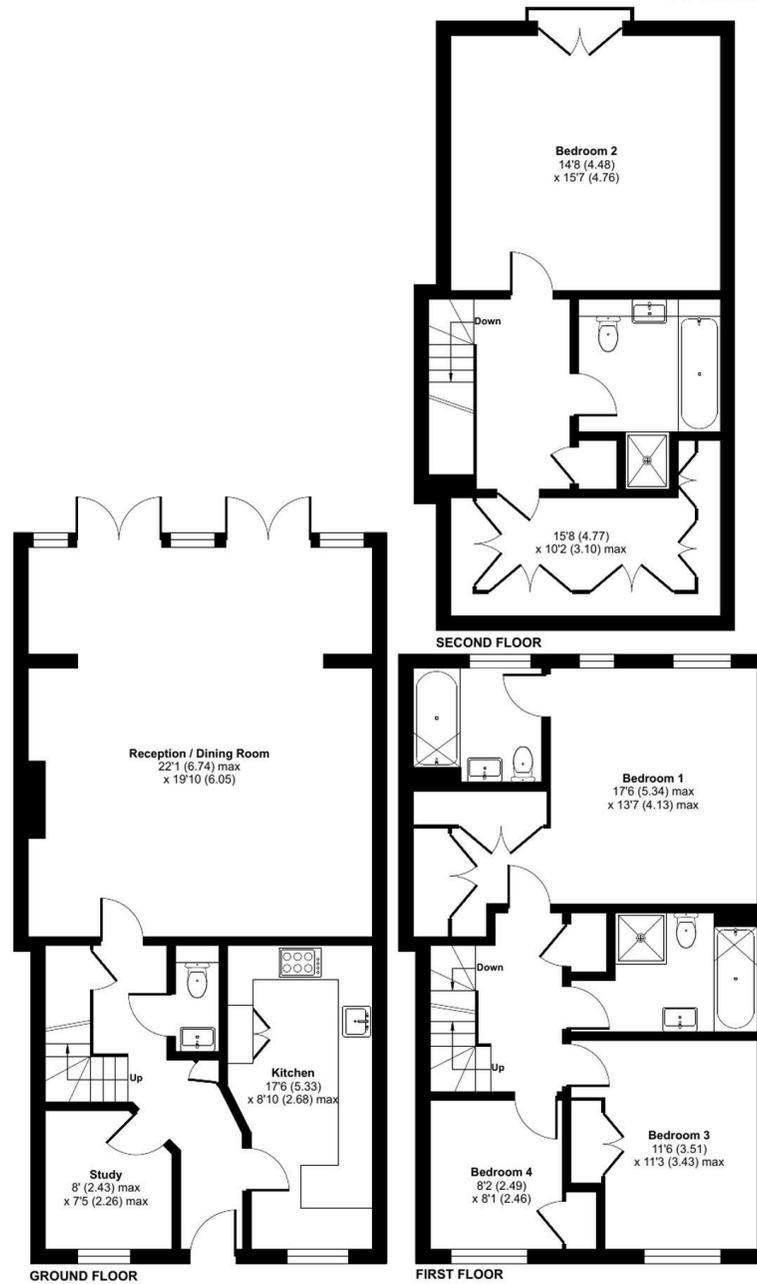
This exceptional home enjoys a prime position within the historic Clock Tower Plaza at *Great Park*, a beautifully maintained private estate with 84 acres of communal parkland, mature trees, and formal gardens. Tennis courts, a cricket pitch, bowls club, and children's play area.



# Tower Place, Warlingham, CR6

Approximate Area = 1971 sq ft / 183.1 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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