



24 Blanchmans Road, Warlingham - CR6 9DE

Guide Price £700,000

P A R K &
B A I L E Y



24 Blanchmans Road

Warlingham

NO CHAIN. A spacious four-bedroom family home arranged over three floors, featuring two reception rooms, a generous kitchen/dining room, a self-contained annexe and a converted double garage offering further potential. Ideally located in sought-after Warlingham, close to village amenities, schools and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Ideal for multi-generational living or working from home
- Spacious family home arranged over three floors
- Four well-proportioned bedrooms including top-floor principal suite with dressing room
- Two reception rooms plus generous kitchen/dining room
- Self-contained annexe with kitchen and bathroom facilities
- Converted double garage offering versatile ancillary space
- Scope to complete and personalise the converted garage



Positioned on the highly regarded **Blanchmans Road in Warlingham**, this deceptively spacious and versatile family home offers well-balanced accommodation arranged over three floors, together with **two substantial outbuildings comprising a self-contained annexe and a converted double garage**.

The main house extends to approximately **1,213 sq ft** and is arranged for both comfortable family living and entertaining. The ground floor features a generous **kitchen/dining room**, providing a practical and sociable hub of the home, alongside a separate **sitting room** and an additional **lounge**, ideal as a snug, playroom or formal reception.

To the **first floor** are three well-proportioned bedrooms and a family bathroom. The **second floor** is dedicated to an impressive principal bedroom suite, complete with an adjoining **dressing room**, offering a private and well-designed top-floor retreat.

A particular highlight of the property is the external accommodation. The self-contained annexe benefits from its own kitchen and bathroom facilities, making it ideal for multi-generational living or guest accommodation. In addition, the converted double garage provides a large, adaptable space suitable for use as a home office, gym or studio, and is ready for a purchaser to complete to their own specification.

Conveniently located close to **Warlingham village**, excellent local schools and transport links providing access into London, this impressive home combines space, flexibility and an enviable setting.

An early viewing is strongly recommended to fully appreciate the accommodation on offer.



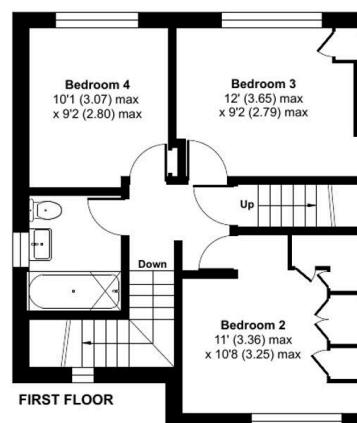
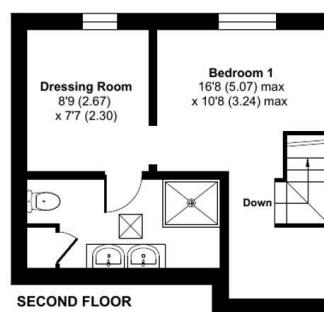
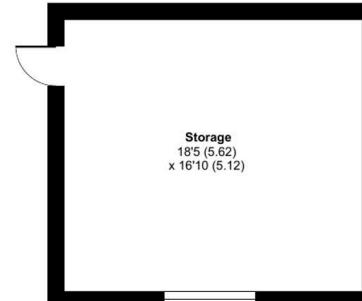
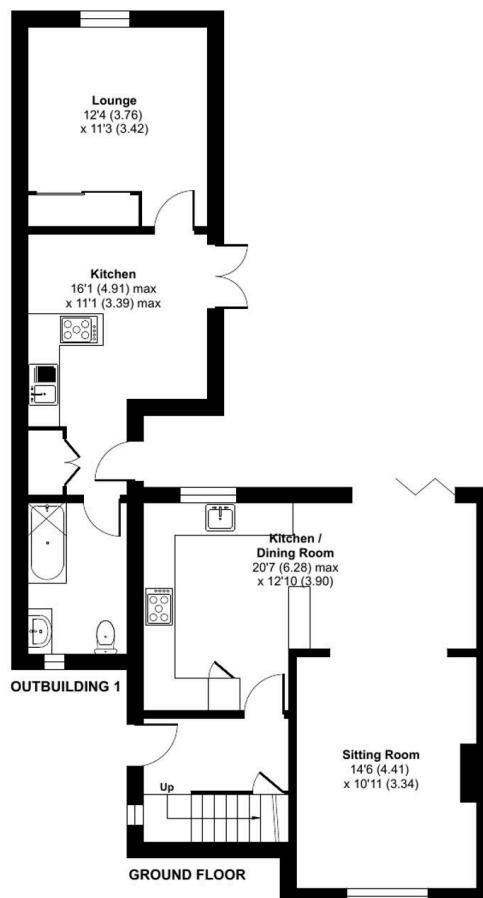
Blanchmans Road, Warlingham, CR6

Approximate Area = 1213 sq ft / 112.6 sq m

Outbuildings = 663 sq ft / 61.5 sq m

Total = 1876 sq ft / 174.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Park & Bailey. REF: 1402489



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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

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