

Hamptons

INTERNATIONAL



Westhall Road, Warlingham, CR6

5  2  3 

GUIDE PRICE

£1,250,000

(£1,250,000)

Property details



Key features

- **5 Bedrooms**
- **2 Bathrooms**
- **Detached**
- **Character Features**
- **Attached Double Garage**
- **Approx 2681 Sq Ft**
- **Close to Amenities and Train Links.**

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Description

A wonderful detached 5 bedroom Victorian house situated in a popular position close to Warlingham village. This stunning detached Victorian house is a great example of the marriage of character features and contemporary aesthetic. Offering over 2600 Sq Ft the property is situated in the popular village of Warlingham within walking distance of local amenities and Upper Warlingham Station. The house is generously proportioned throughout with high ceilings and large windows enhancing the already excellent space and sense of light. The ground floor accommodation is accessed via a charming covered porch with the two main receptions found to the front of the property. To the left is the living room benefiting from a wonderful large bay window and a feature fireplace and to the right is the family dining room with a dual aspect. To the rear is a country style kitchen that has been extended and has the addition of a lantern window in the ceiling plus a conservatory offering extended living space or room for informal dining. From the kitchen a utility room leads into an attached double garage. Upstairs on the first floor are three double bedrooms with the principal and the second offering built in storage all served by two luxurious family bathrooms. The second floor benefits from two further bedrooms with the fifth offering access to a generous loft space. Outside the property is set back from the road with a lawn garden to the front and a private driveway for off street parking. At the rear is a pleasantly landscaped garden that is ideal for entertaining.

Situation Situated in the highly desirable village of Warlingham, the property is located only a short distance from Warlingham Green with its range of local shops, restaurants and pubs and Sainsburys supermarket. For commuters Upper Warlingham Station is approximately 0.6 miles distant providing direct services to London Bridge and Victoria in about 30 minutes. Leisure pursuits in the area include golf at Woldingham Golf Club and tennis at Woldingham Lawn Tennis Club. Local schools in the district include village primary schools in Warlingham and Woldingham as well as Caterham School, Woldingham School for Girls, Whitgift and Trinity senior schools.

TRAIN SERVICES: There is a footbridge entrance from Westhall Road to Upper Warlingham Station in Zone 6. The station provides direct services to London Victoria and London Bridge in 35-45 minutes. There are local bus services to Warlingham, Sanderstead and Croydon. Property Ref Number: HAM-56168



















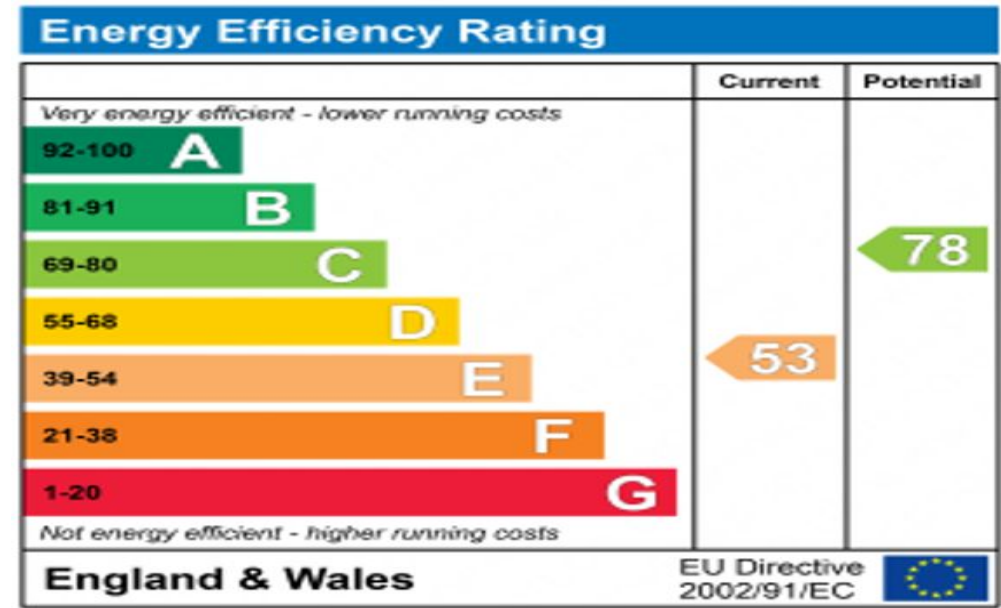








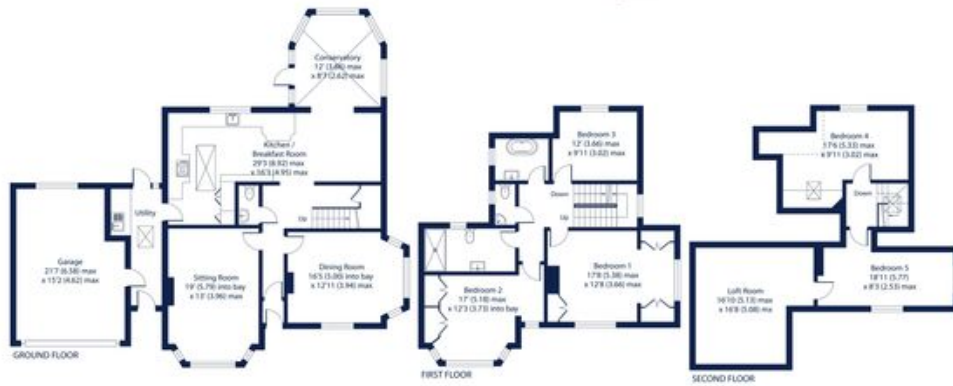




Floor plan

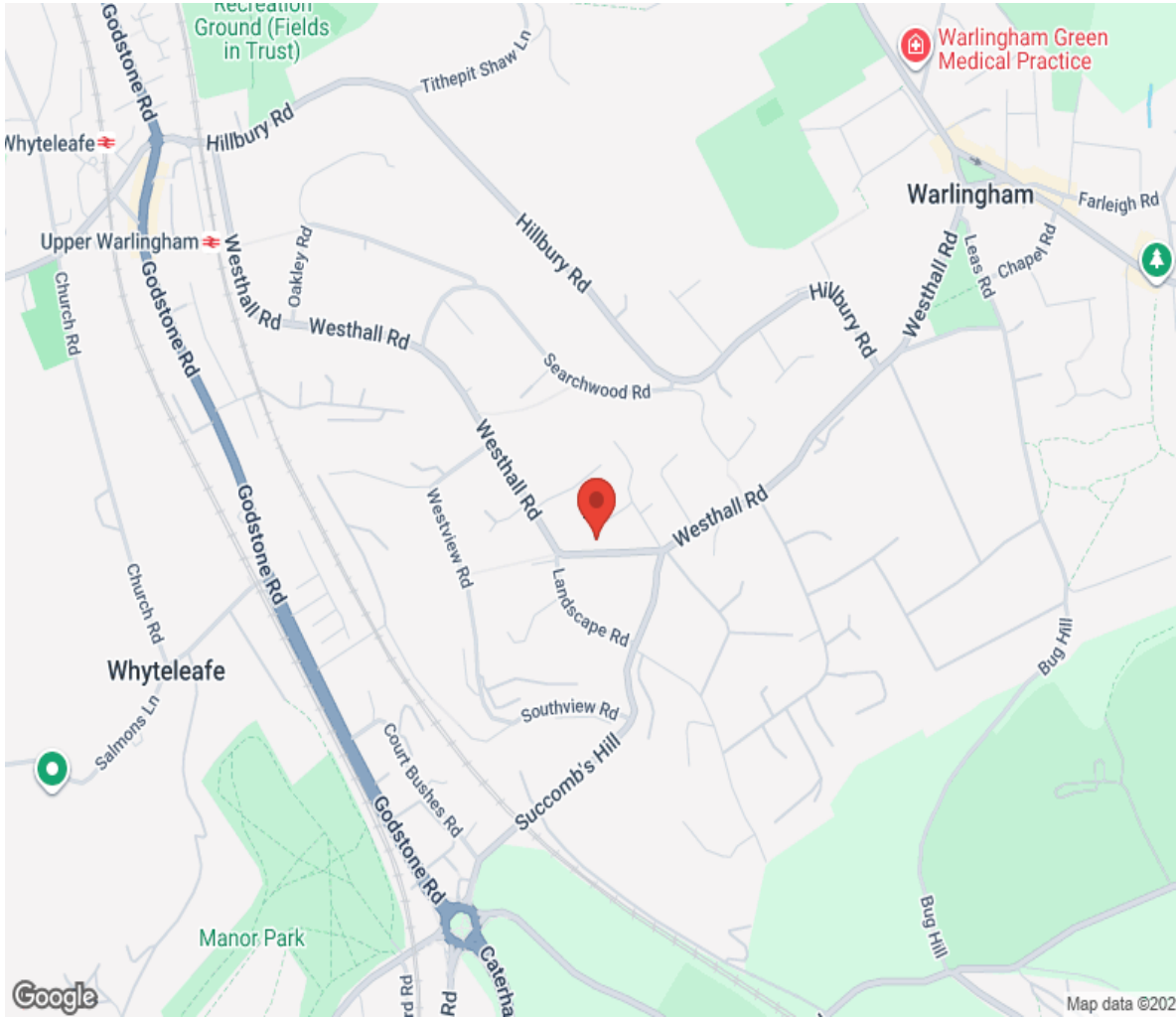
Approximate Area = 2681 sq ft / 249.1 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Garage = 307 sq ft / 28.5 sq m
Total = 3041 sq ft / 282.5 sq m
For identification only - Not to scale

1000
1000
= Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



Hamptons

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