

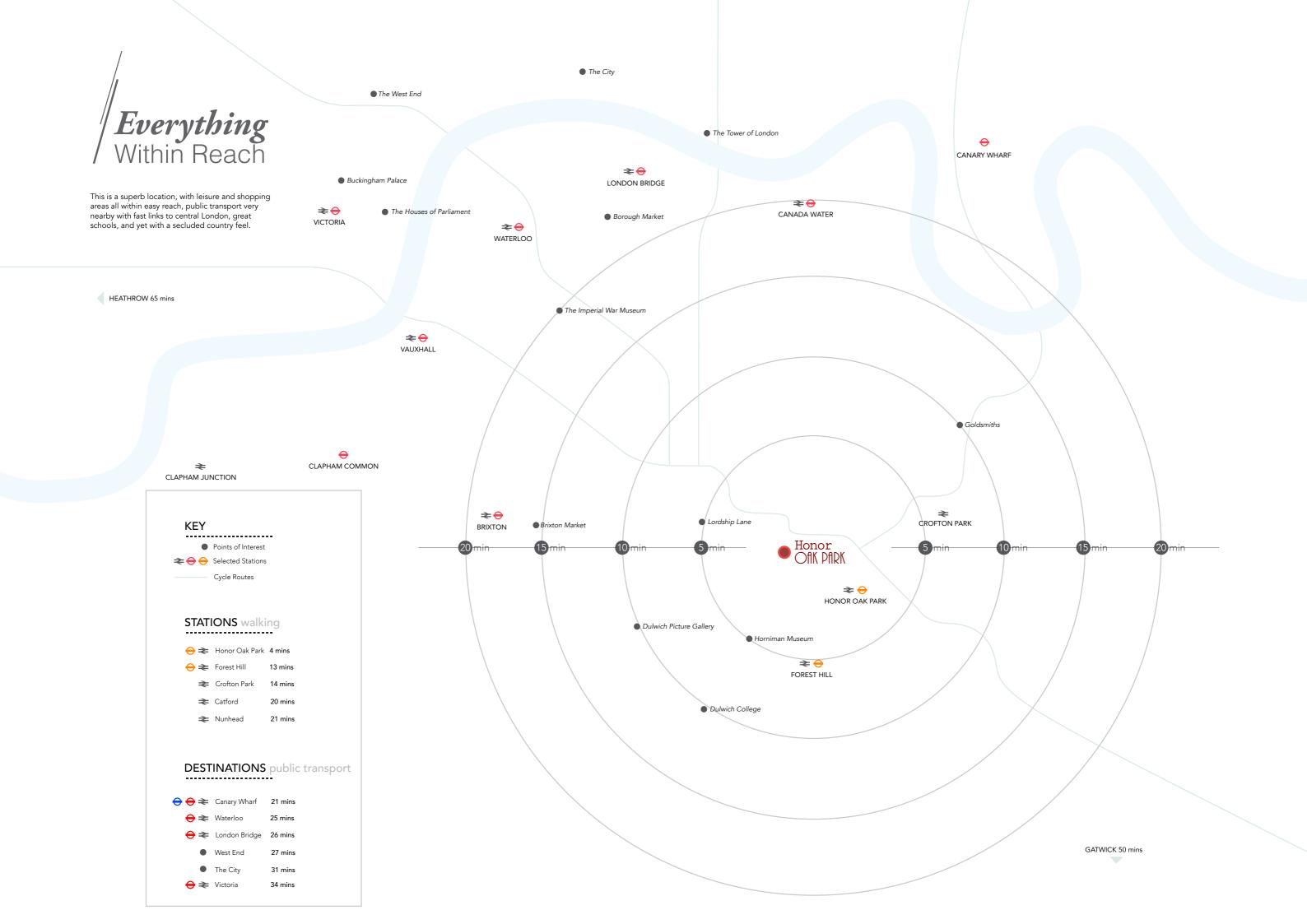


Introduction

This beautiful and imposing 5 bedroom Victorian family home was built in the 1880s before being owned and improved by the celebrated 'Arts and Crafts'-influenced Edwardian homebuilder, Edward Christmas.

A large entrance hall in beautiful Victorian tessellated tile opens onto an elegant and spacious reception room with elegant, high windows and long colonial balcony overlooking the large garden and views beyond. The ground floor also has a family bathroom and a large bedroom/study. Downstairs a large, modern, open-plan kitchen/dining/morning room with a bespoke Marazzi kitchen leading onto a large wooden terrace with steps wrapping around a built-in hot tub down to a secluded country-style garden. There is also a large laundry room, a toilet, separate wet room and large bespoke sauna. The first floor has a large Master bedroom with ensuite shower-room, and two further large double bedrooms and a family bathroom. The second floor has a bedroom suite with its own large reception area and ensuite bathroom.





Locality

Looking out over the Surrey Hills on one side and over the One Tree Hill nature reserve on the other, this grand Victorian house sits pretty in its landscape. Many great schools, transport links and amenities are within easy reach.



















The Neighbourhood

The neighbourhood is jam packed with green spaces and enjoys swift access to many areas of social, cultural and lifestyle interest via the lovely network of the green chain walk.

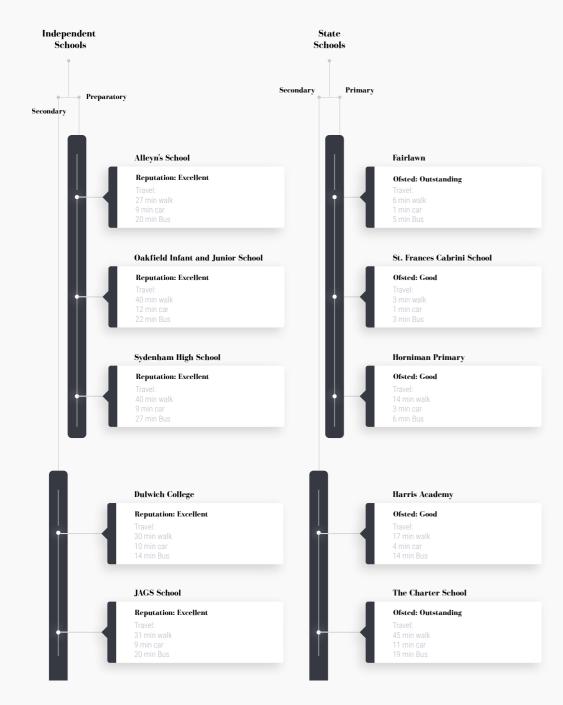








Schools close to Honor Off PfIRK













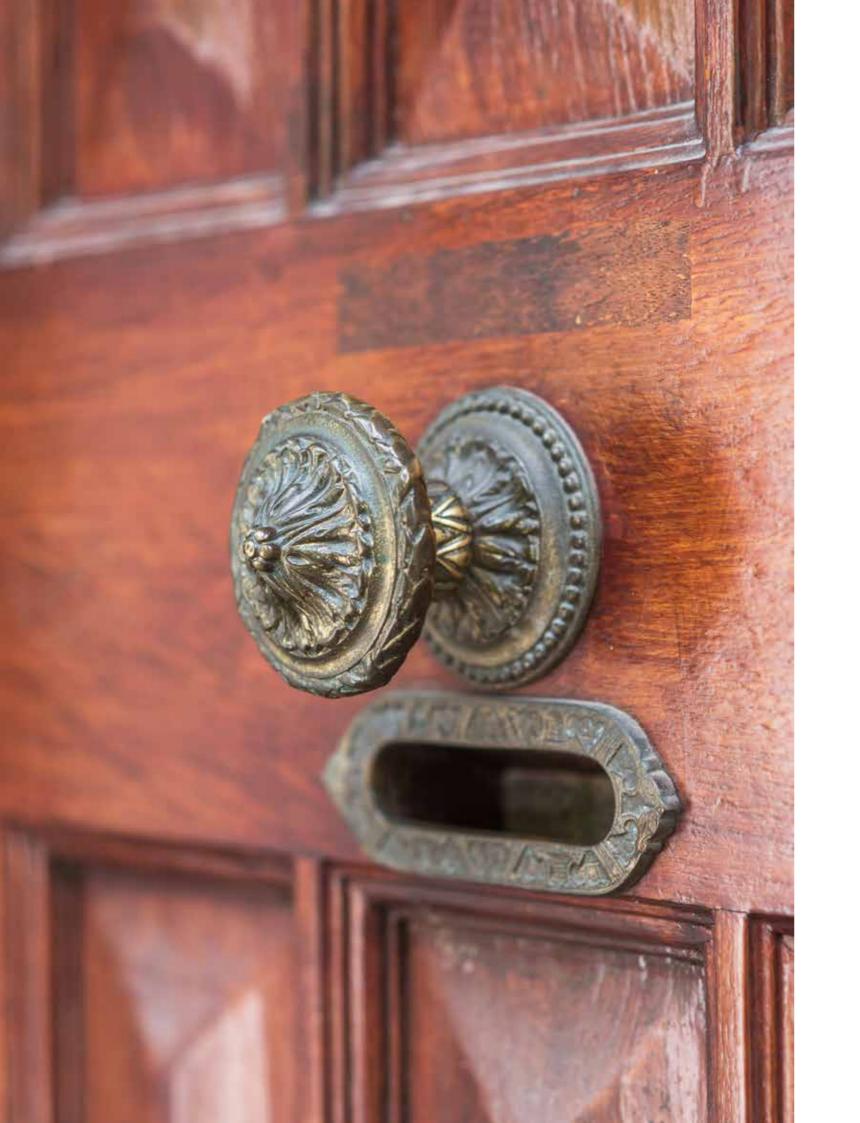






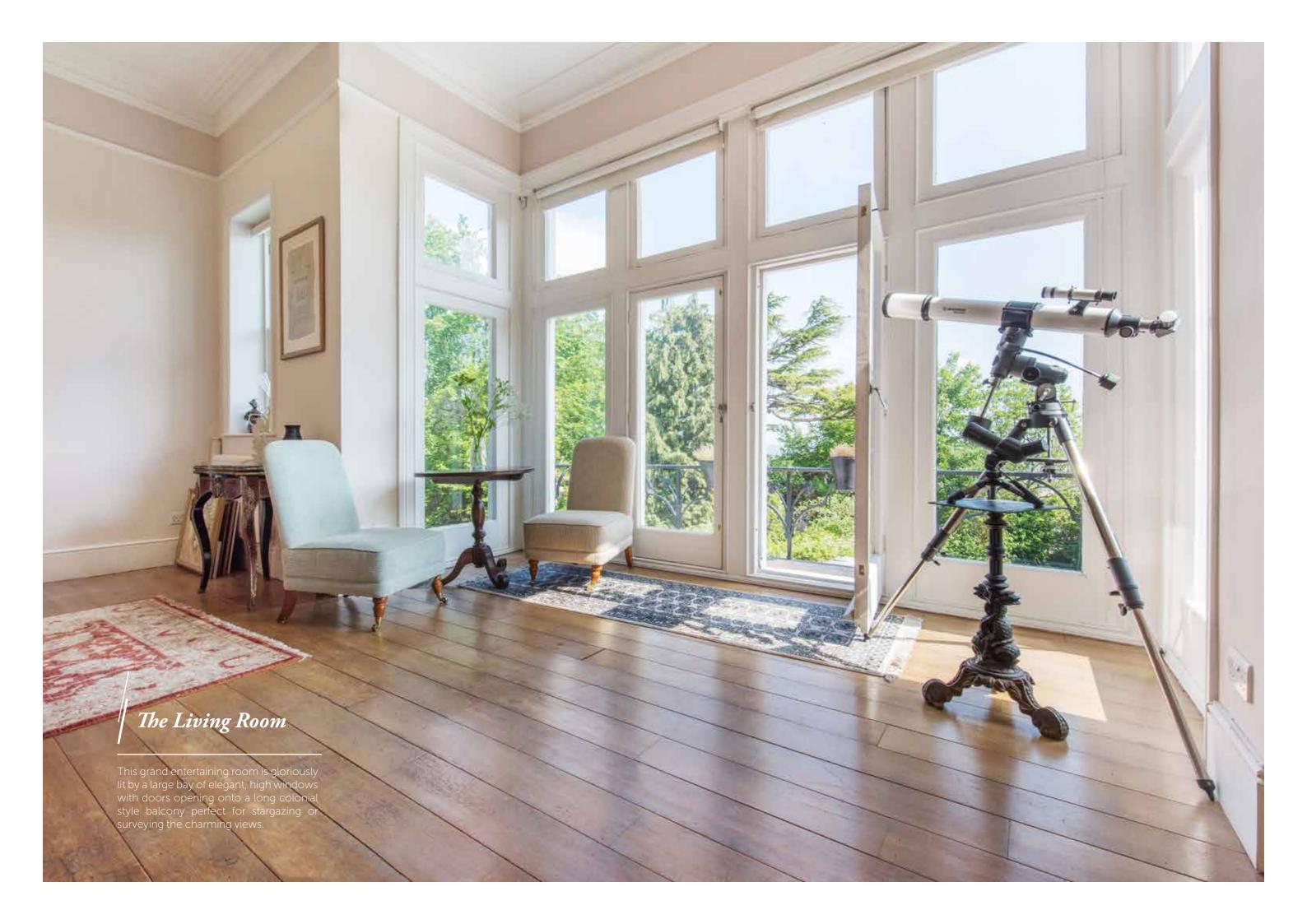






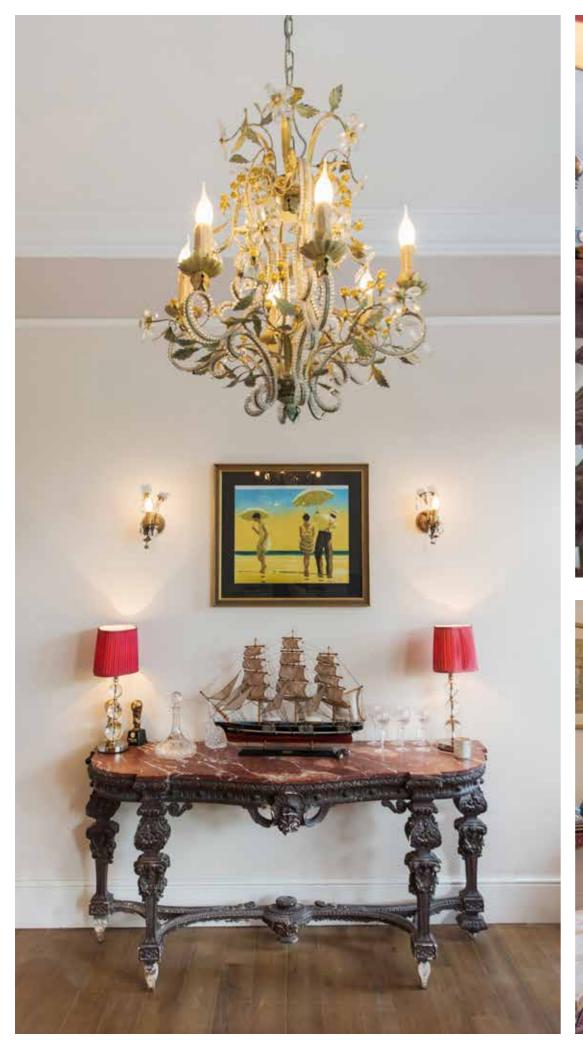
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Homes with as large and 'livable' a space as this house are pretty rare to market. The following pages illustrate the sedate and pleasant family environment that this grand Victorian home offers.



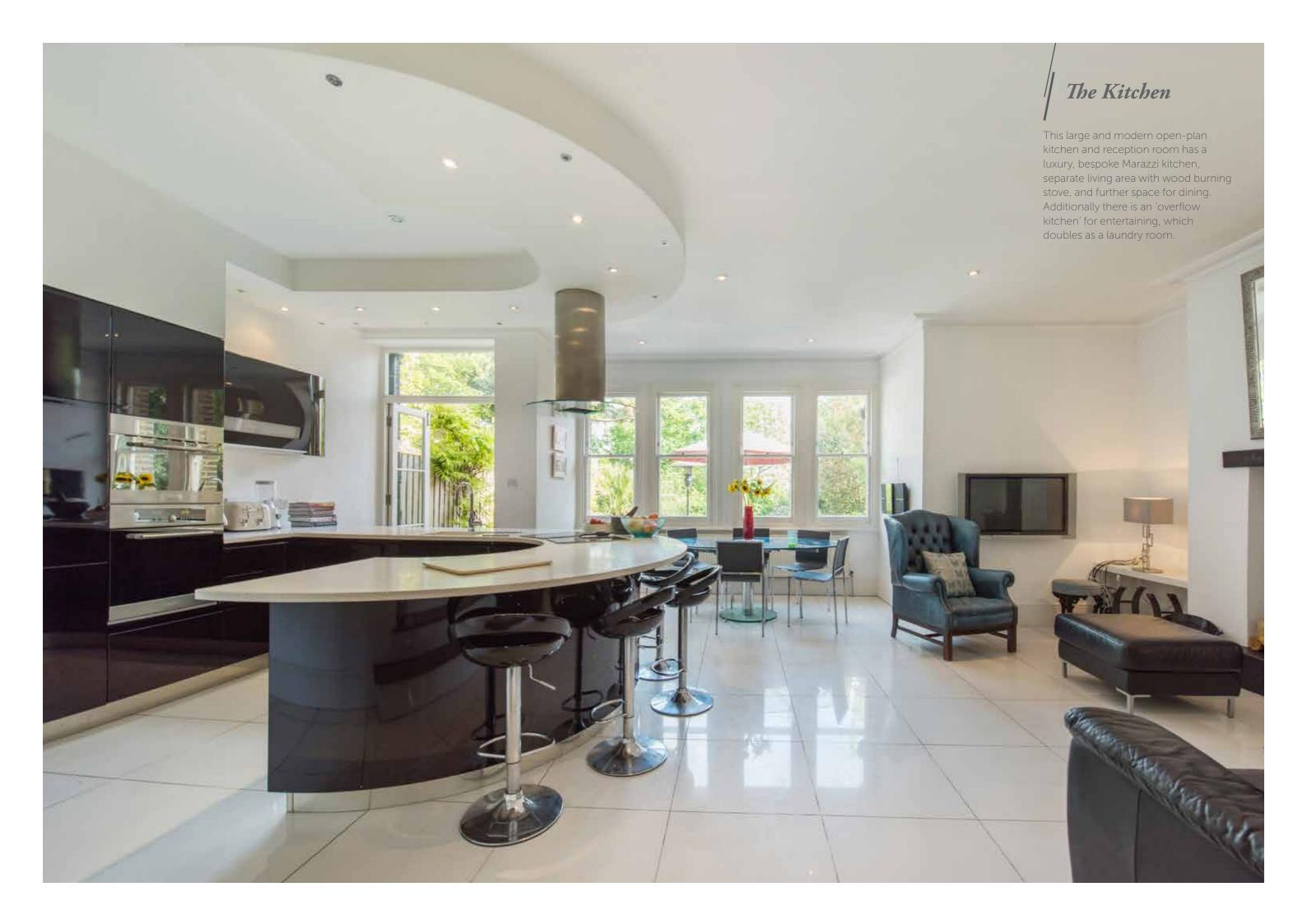


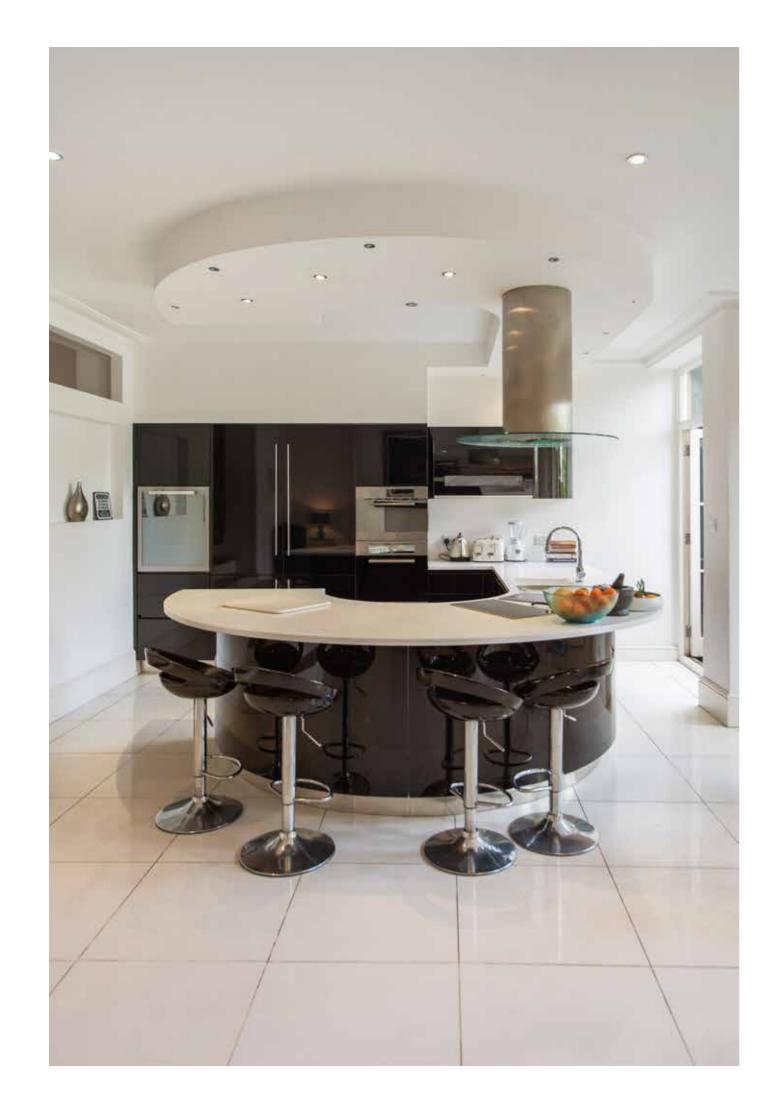
















The Master Bedroom

The master bedroom is very large indeed, bright with windows on two sides and enjoys a well engineered ensuite bathroom.









The Guest Suite

The Guest Suite occupies the whole top floor of the property and caters fully for either guests or for a live-in nanny. With its own reception, kitchenette and bathroom it could equally be used as a separate bedroom and study.







Further Bedrooms

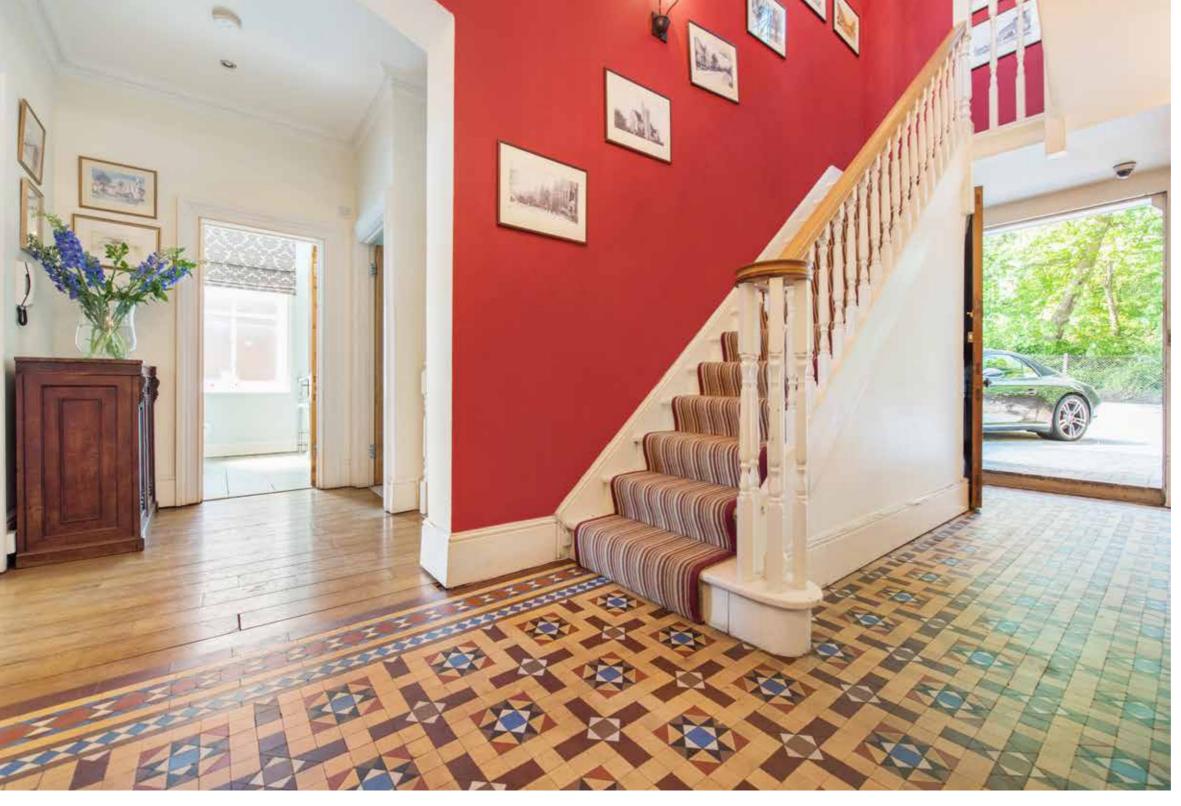
There are three further bedrooms, two of which are on the first floor, the other on the ground floor (doubling as a music room); all are large and well appointed.



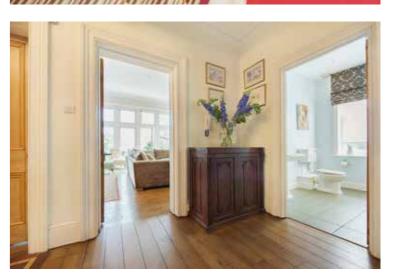




















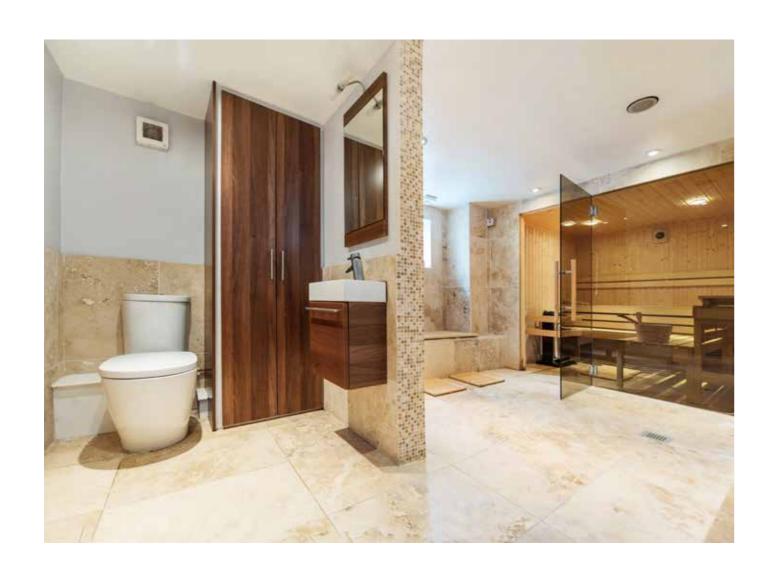


Tranquil Bathrooms

All bathrooms are elegantly finished with high quality porcelain fixtures in a period style befitting the style of the house.

Sauna

The bespoke spa/sauna room has been designed and built to be an oasis of calm with stone walls, a wet room, a separate WC and a large, luxury glass fronted Swedish sauna.

















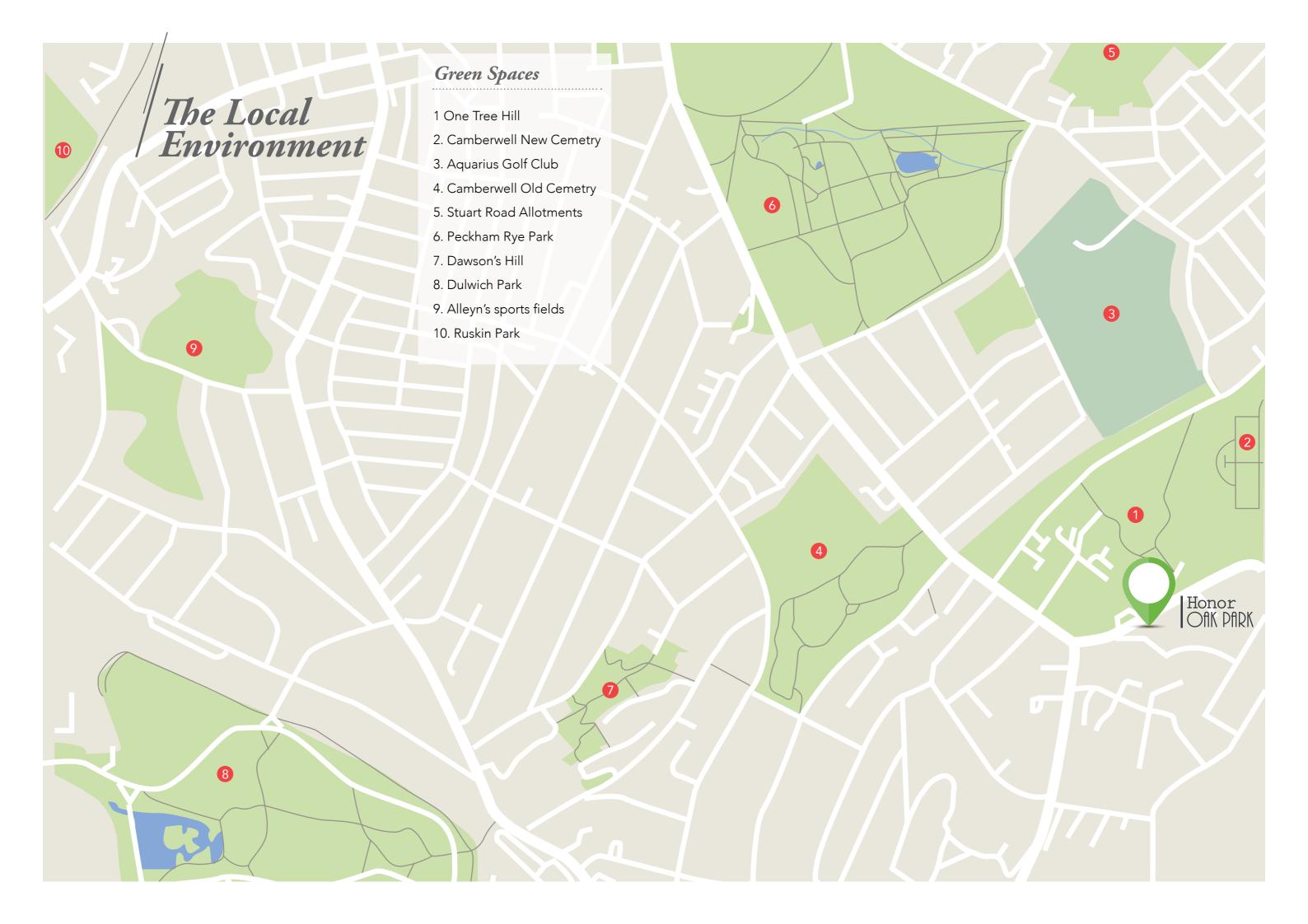






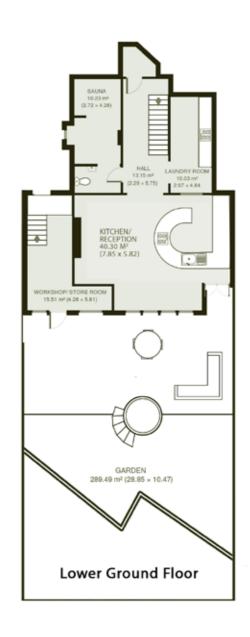
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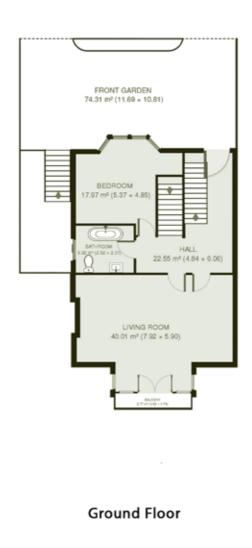




5 Bedroom House.

Approx internal area: 3262 sqft 307 sqm





While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented





First Floor

Second Floor

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Lower Ground Floor

Kitchen - 7.85 x 5.82 m 40.30m² Laudry - 2.07 x 4.84 m 10.03m² Sauna - 2.72 x 4.28 m 10.23m² Workshop - 4.26 x 5.81 m 15.51m²

Ground Floor

Living Room - 7.92 x 5.90 m 40.01m² Bathroom - 2.02 x 2.37 m 6.52m² Bedroom 5 - 5.37 x 4.85 m 17.97m²

First Floor

Bedroom 1 - 3.95 x 2.94 m 11.64m² Bedroom 2 - 3.80 x 4.44 m 16.86m² Bedroom 3 - 5.27 x 6.01 m 28.44m² Bathroom - 2.36 x 2.73 m 5.54m²

Second Floor

 $\begin{array}{c} {\rm Bedroom~-~3.37~x~6.40~m~19.31m^2} \\ {\rm Bathroom~-~1.97~x~1.71~m~3.37m^2} \\ {\rm Reception~-~4.63~x~7.67~m~26.35m^2} \end{array}$



