



OFFERS IN EXCESS OF £1,700,000 FREEHOLD

9 WEST PARKSIDE, WARLINGHAM, SURREY, CR6 9PT

ShineRocks
PROPERTY AGENTS

A rare opportunity to purchase this grand and imposing five/six bedroom family residence, located within a premier private development, surrounded by 84 acres of parkland, with a cricket pitch, tennis courts and children's play area. Situated within the gates of Great Park offering peace, tranquility and a unique life style choice.

THE ACCOMMODATION COMPRISES: RECEPTION HALL, WC/BOOT ROOM, LIVING ROOM, STUDY, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FAMILY ROOM, STAIRS TO ANNEXE/GUEST BEDROOM/GAMES ROOM WITH EN-SUITE SHOWER ROOM. GALLERIED LANDING, MASTER BEDROOM WITH EN-SUITE, FOUR FURTHER BEDROOMS, TWO EN-SUITES, FAMILY BATHROOM, DOUBLE GARAGE.





DESCRIPTION An imposing five/six bedroom, four/five reception room, five bath/shower room detached Georgian style family residence, located towards the end of a private road, situated within approximately 84 acres of parkland, within the gates of the exclusive Great Park development in Warlingham. Stone portico, reception hall, WC and boot room, study overlooking parkland, double aspect living room with fireplace and French doors to rear garden, dining room with bay window and French doors to rear garden, double aspect fully fitted kitchen/breakfast room with views of both front and rear gardens, utility room, double aspect family room with fireplace and French doors to rear garden. Door from kitchen to second hallway with it's own front door, access to double garage with windows to two sides, WC, staircase rising to triple aspect annexe/guest suite with en-suite shower room. Main staircase rising to large galleried landing overlooking parkland, double aspect master bedroom with walk-in wardrobe/dressing room and en-suite bathroom, bedrooms two and three both with en-suite bathrooms, two further bedrooms, family bathroom. The property sits centrally within the plot, approached via a sweeping gravel driveway, surrounded by gardens to all sides, overlooking parkland and cricket pitch.

AMENITIES Located within a short drive of Warlingham Village Green. Caterham town centre is about 4 miles. Upper Warlingham Station (Zone 6) is about 2.5 Miles and provides services to London Bridge and Victoria in approximately 30 minutes. The M25 (J6) is about 5.5 miles. There are local schools including a village primary school, Warlingham, Woldingham, Caterham Schools and Croydon High school for girls. Leisure facilities include cricket, tennis, 84 acres of parkland, close access to open countryside for walking, Woldingham Golf Club and a number of equestrian establishments. Sainsbury's supermarket is within a short drive.

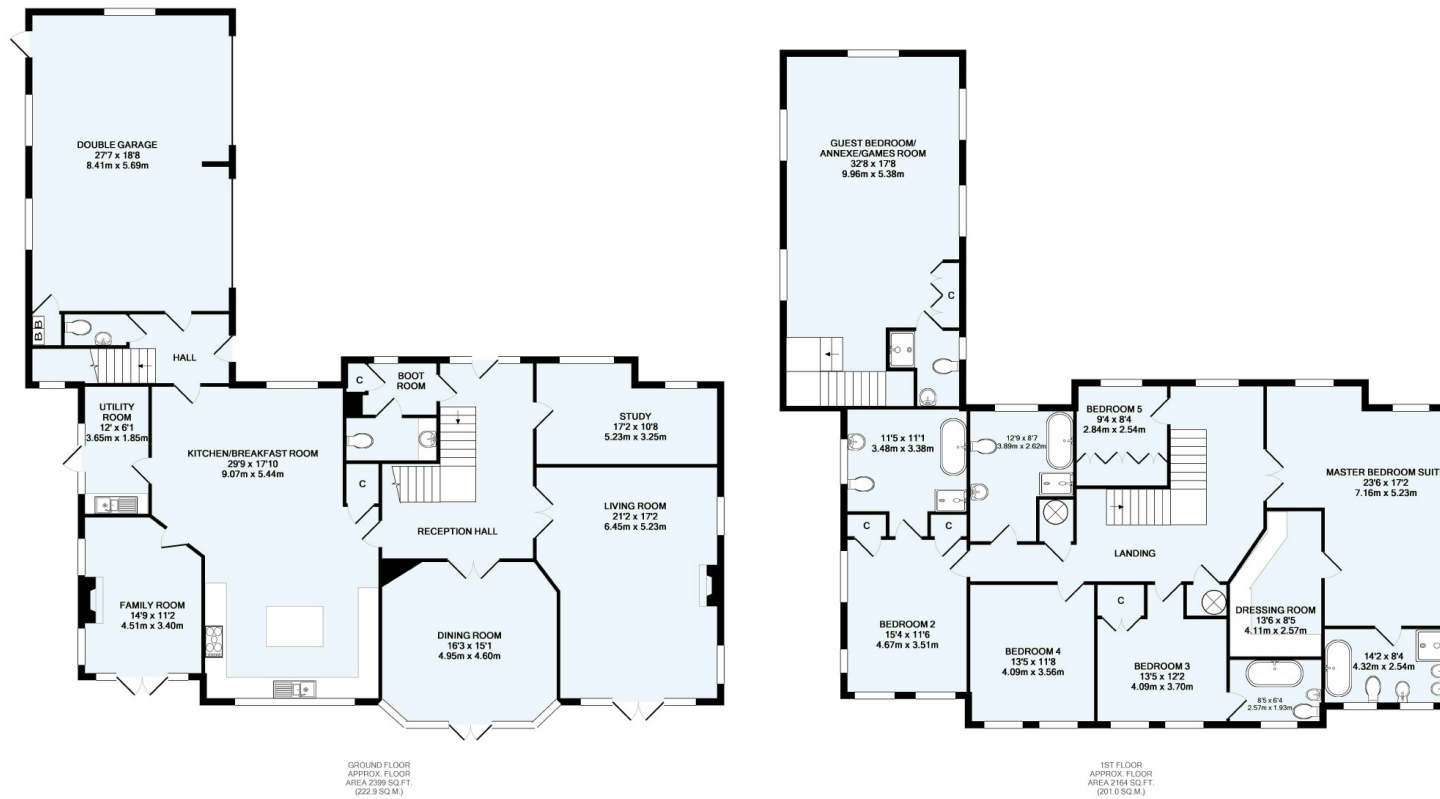
OUTSIDE FRONT GARDEN: Gated entrance to gravel driveway, leading to large double garage. Bordered by post and rail fencing and mature hedging. Sweeping lawns to both sides of driveway with a number of mature shrubs and plants.

REAR GARDEN: Accessed from the living room, dining room, family room and utility room, all leading to large paved patio, sweeping lawns to three sides. Bordered by mature trees, shrubs and hedging, decked area beneath mature tree, summerhouse and outside lighting. Gated access from both sides to front garden.

EPC 67 - 75

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TOTAL APPROX. FLOOR AREA 4563 SQ.FT. (423.9 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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