



OFFERS IN EXCESS OF £1,700,000 FREEHOLD

BEAUMONT, 6 FURZE HILL, WEBB ESTATE, WEST PURLEY, SURREY, CR8 3LA

ShineRocks
PROPERTY AGENTS

As you turn in to the driveway, Beaumont might just take your breath away, this is truly an impressive country house, situated in private and secluded grounds, yet within a short stroll of Purley town centre and railway station.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, GRAND RECEPTION HALL, LOUNGE, DINING ROOM, SITTING ROOM, SUN LOGGIA, GAMES/PARTY ROOM, BILLIARD ROOM, KITCHEN/BREAKFAST ROOM, LAUNDRY ROOM, IRONING ROOM, PANTRY, UTILITY ROOM, NINE/TEN BEDROOMS, NINE BATH/SHOWER ROOMS (SEVEN BEING EN-SUITE), DOUBLE GARAGE.





DESCRIPTION Beaumont is an imposing detached family residence, approached via a brick pillared entrance, through electronically operated wrought iron gates leading to a sweeping block paved driveway, within easy walking distance of Purley town centre and railway station. An early 1900s Webb built country house, located within the gates of the exclusive and private Webb Estate conservation area, Beaumont sits proudly within secluded landscaped grounds of approximately 1.1 acres including its own grass tennis court. The house has nine/ten bedrooms, nine bath/shower rooms, seven being en-suite, four/five reception rooms and a double garage, the gross internal floor area being in the region of 9,000 square feet. Entrance hall, reception hall with Oak flooring, leading to grand staircase, inner lobby leading to kitchen/breakfast room, secondary staircase to first floor, laundry room, ironing room, pantry, utility room/secondary kitchen. From reception hall, doors to dining room with bay window, sitting room, lounge with fireplace and feature bay window, large games/party room (previously the indoor swimming pool, currently covered over), downstairs shower room, two WCs, sauna and billiard room. Stairs to large first floor landing with six bedrooms and five bath/shower rooms, stairs to second floor with four further bedrooms, three bath/shower rooms and separate WC.

AMENITIES The property is located in a premier private road, in an exclusive conservation area, within the gates of The Webb Estate, a 10 minute walk of PurleyTown centre and railway station, offering a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, Laura Ashley, not to mention a varied selection of other restaurants, cafes and designer boutiques. Purley station is just a 10-12 minute walk benefitting from regular trains to East Croydon, with London Bridge/Victoria just 23 minutes away. The area is known for many excellent schools to include Wallington Boys and Girls, Woodcote, Whitgift, Croydon High, St David's and Cumner, to name but a few. There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this a superb location for any commute.

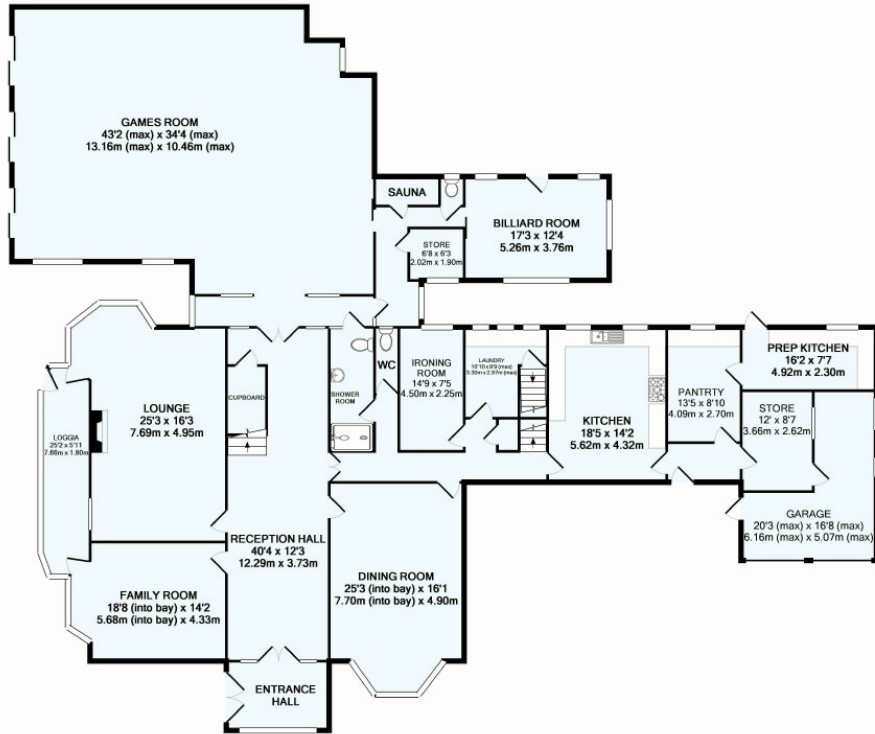
THE GROUNDS The grounds of Beaumont extend to approximately 1.1 acres and surround the property to all sides. Wrought iron entrance gates lead to the sweeping block paved driveway and double garage.

FRONT AND SIDE GARDENS: The front and side gardens are completely secluded, being bordered by mature trees and shrubs. The front garden has two main areas, mainly laid to lawn, fountain and two patio areas, with gated access to side garden, patio and pond, also mainly laid to lawn.

REAR GARDEN AND TENNIS LAWN: The rear garden is completely secluded, partly wooded with fenced grass tennis court.

EPC 39 - 70

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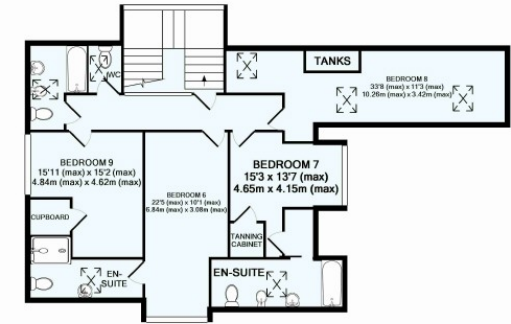
GROUND FLOOR
 APPROX. FLOOR
 AREA: 4000 SQ.FT.
 (367.0 SQ.M.)



FIRST FLOOR
 APPROX. FLOOR
 AREA: 2500 SQ.FT.
 (230.9 SQ.M.)



CELLAR
 APPROX. FLOOR
 AREA: 100 SQ.FT.
 (9.3 SQ.M.)



SECOND FLOOR
 APPROX. FLOOR
 AREA: 1000 SQ.FT.
 (92.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 9032 SQ.FT. (839.1 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