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# Webb Estate Purley

Purley 1 mile Banstead Village 3 miles  
London by rail 20 minutes from Purley  
M23/M25 Intersection 4 miles  
*All times and distances are approximate*

In the heart of the prestigious Webb Estate, an enchanting cottage style bungalow with remarkably spacious interior and encompassed by mature gardens with a double garage and workshop. Available with no onward chain, the property has scope for updating and refurbishment.



- Lounge Hall and Inner Hall | Cloakroom
- Sitting Room | Dining Room | Garden Room
- Study / Bedroom 4
- Kitchen-Breakfast Room | Utility Room
- 3 Bedrooms | Bathroom | Shower Room
- Detached Double Garages | Workshop
- Mature Gardens on a Corner location
- In all, around 0.55 Acre

Price £1.25 million



William Webb (1862-1930) was a visionary estate agent who developed 260 acres of farmland into the Webb Estate where today, substantial and individually designed Edwardian houses, and a few more recent ones, enjoy privacy in spacious leafy gardens.

Webb designed the estate to reflect Surrey village life with a village green, local stores and winding lanes. Webb's 'Garden First in Land Development' principle was realised with all lanes being planted to a theme such as the protected silver birches of Silver Lane, and all plots were landscaped first to allow them to mature as each house was constructed.



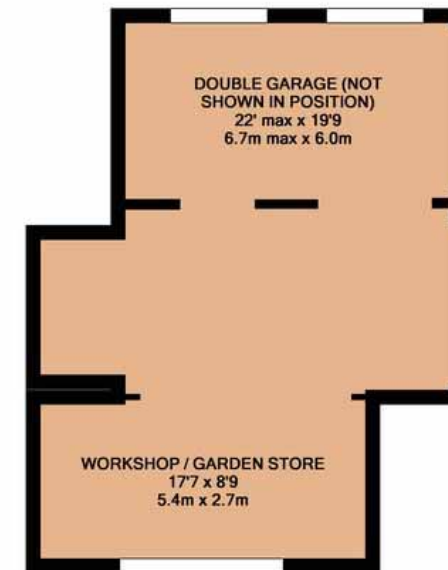
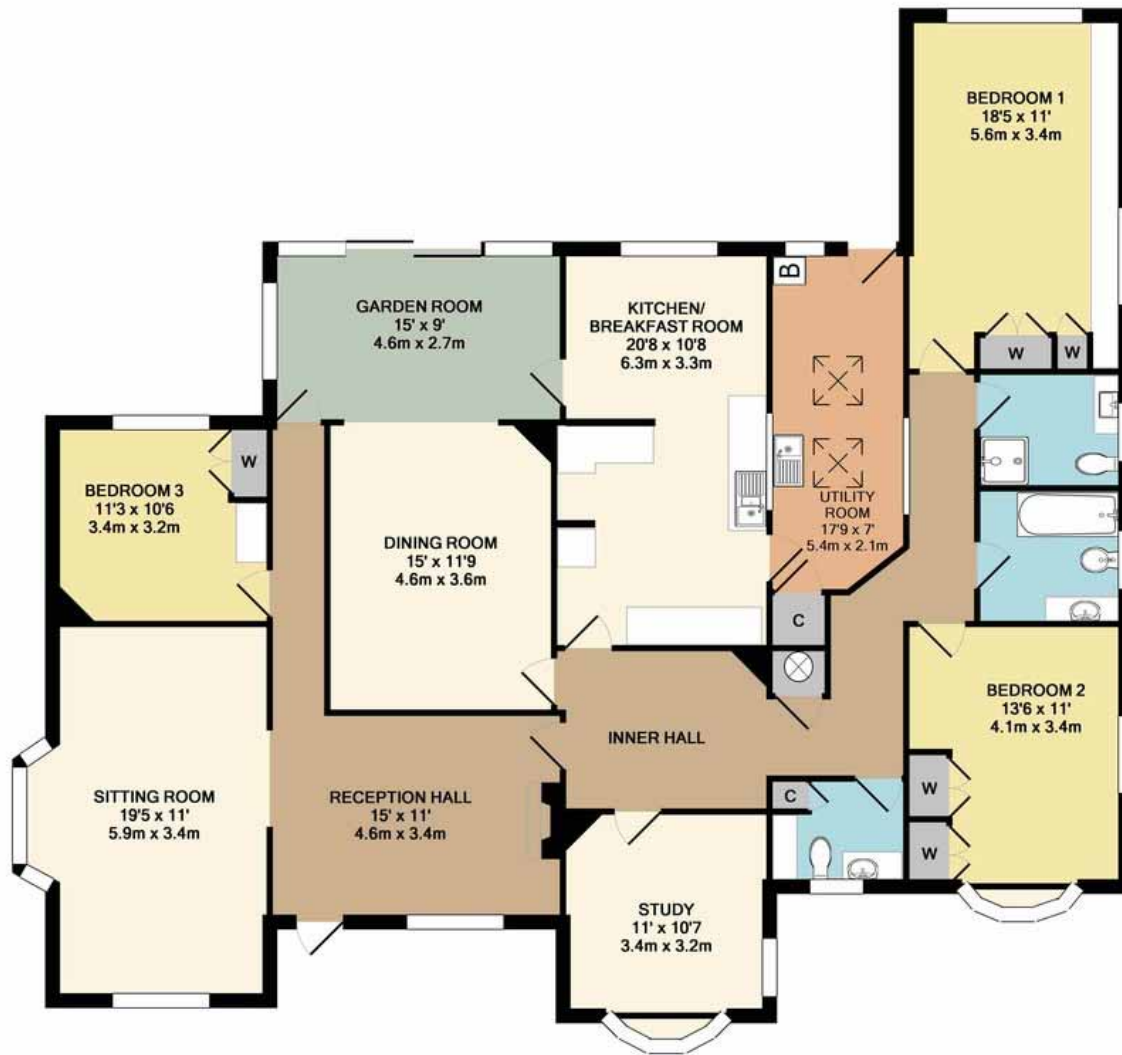
The Webb Estate is protected by trustees and has been designated as a Conservation Area.

Occupying a bold corner position with a return frontage to Briar Hill, the property enjoys privacy and delightful outlooks over its own mature gardens. Sympathetically extended some years ago, the property has a bright and versatile interior that has been well maintained but now offers ample scope for updating to enhance this individual home in a prestigious and high-value location. There is a good size driveway providing parking in addition to the large double garage and there is a workshop or garden store to one side.



Purley town centre is around one mile away and offers varied shopping and fast commuter rail services to London and to Gatwick Airport. The A23 provides arterial road access to Central London and to the M25/M23 intersection just some 4 miles away. The area has a wealth of excellent schooling including Whitgift, Trinity, John Fisher, Cumnor House and Wallington Girls. For sport and leisure pursuits, nearby there are clubs for cricket, squash, tennis and golf and there are many restaurants, cinema and theatre within easy reach.

Viewing can be arranged by appointment, please call 01737 363333



TOTAL APPROX. FLOOR AREA 2583 SQ.FT. (240.0 SQ.M.)  
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