



Manderley, Hartley Hill, Purley, Surrey, CR8 4EL

Pollard Machin
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Offers in Excess of

Description

Designed in 1969 for its architect owner, Manderley is situated in the popular Hartley area of Purley. The property comes to the market for only the third time since it was built. Over the last 10 years the current owners have considerably updated the property whilst maintaining the original character. Situated down a private road offering exclusivity and privacy. Manderley is a unique home that makes the most of its large mature garden via its multiple double aspect rooms. Within a short walk of Reedham station, offering convenience for those who travel to London, and for families it is within the catchment area of the "Outstanding" Beaumont Primary School. EPC Rating D. Council Tax Band G.

Accommodation

The property comprises –

Ground floor- Spacious and welcoming entrance hall with large walk-in cloakroom/storage area, office/bedroom five with built in wardrobe/storage cupboard and downstairs shower room/WC combined with utility room complete with washing machine and quartz worktops.

Raised Ground Floor- Large open plan kitchen diner incorporating a centre island, natural grey limestone flooring with four windows that flood the space with light, 24ft long lounge with access to outside.

First Floor - Double aspect master bedroom with en suite shower room featuring a Fantini Aquatonica shower column, three further double aspect bedrooms and modern family bathroom with Norman Foster designed Hoesch bath. Outside- Large mature plot with abundance of wildlife featuring several patio areas ideal for entertaining with excellent views down the valley while being completely private and providing a natural amphitheatre feel formed by the back of the house and the hill which prevents the elements from encroaching. The property has benefited from exterior refurbishment, including modernisation and new cladding which is made from a new fibreboard material that is maintenance free. The front provides ample parking on the block paved driveway in addition to the double garage.

Location-

Hartley Hill is within touching distance of Reedham & Coulsdon Stations - London Zone 6, offering fantastic connections to Central London and taking approximately 30 mins into London Bridge. Bus Services are also close at hand connecting to Croydon, Purley and more. The area offers several health and leisure clubs, golf courses, recreations grounds and is in easy reach of the countryside with Riddlesdown Common, Farthing Downs and Dollypers Hill Nature Reserve right on your doorstep. There are excellent schooling options being located within the catchment of the outstanding state schools Beaumont Primary and Riddlesdown Collegiate (Secondary) as well as easy access to Whitgift, Woldingham and Caterham private schools.





Hartley Hill, Purley, CR8
Approx. Gross Internal Area 2,895 sq. ft / 268.99 sq. meters (Including Garage & Shed)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





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