



ASHLEIGH FLETCHER

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exp UK

Coulsdon, Surrey

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Some houses stand out before you even step inside. The perfect location, an admirable road, and a stunning façade—it already feels like home.

But when you walk through the door, that feeling only deepens. It's about how a home flows, how the light moves through the space, and how effortlessly it fits into family life. This is that home. A place that feels safe, welcoming, and beautifully put together, where every room has been designed to be lived in and loved.

A wide entrance porch welcomes you, a practical space for shoes, coats, and umbrellas before stepping into the hallway—a striking introduction with herringbone wooden flooring, a sense of space, and stained glass panels that scatter soft, colourful light across the walls.

The lounge is where charm meets comfort. A large bay window to the front aspect draws in natural light, while a feature stone fireplace with a granite hearth takes centre stage. Ornate coving adds a touch of character, and a beautiful circular stained glass window adds a unique focal point, casting soft, colourful light into the room.



The dining room carries the same charm and elegance, with another stone fireplace creating a warm and inviting focal point.

French-style doors, flanked by windows within a bay, open onto the spacious patio, making it a perfect space for entertaining. A beautiful circular stained glass window, echoing the one in the lounge, adds a unique character, casting soft, colourful light throughout the room. Additional glazed double doors connect directly to the kitchen's breakfast area, creating a natural flow between spaces.

A third reception room provides options—perfect as a games room, snug, or TV lounge, or even as a large home office. It carries the same elegant herringbone wooden flooring found throughout the downstairs, keeping the home's aesthetic beautifully consistent.



The kitchen is huge, beautifully fitted, and designed with purpose. The large central island is the heart of the space, offering ample storage beneath, generous worktop space, and a natural spot for gathering. A Smeg double oven and Neff hob make cooking a pleasure, while an integrated fridge and separate freezer provide generous storage. There is space for a dishwasher, and the breakfast area comfortably accommodates an eight-seater table, making it a true social hub. Large windows in both the kitchen and breakfast area ensure the space is always filled with natural light and offers views across the stunning rear garden.

A separate utility room keeps laundry tucked away, with space for both a washing machine and tumble dryer, plus access to the integral garage.

A spacious landing leads to five well-proportioned bedrooms. The principal suite is a true retreat, with fitted wardrobes, a walk-in dressing area, and a private en-suite bathroom.

The second bedroom features a large bay window and fitted wardrobes spanning almost an entire wall, offering an abundance of storage. A circular stained glass window, consistent with those in the lounge and dining room, adds a charming detail, filtering soft, colourful light into the space. The third bedroom enjoys fitted wardrobes and views over the rear garden, while two further bedrooms complete the line-up, providing versatile space for guests or children.

Forget 'family bathroom'—this home features a stunning statement shower room alongside the en-suite to the principal suite. Floor-to-ceiling tiles, a tiled floor, and an oversized shower cubicle create a high-end, hotel feel. The oversized wash hand basin is both stylish and practical, while inset spot lighting keeps everything bright and fresh. There is also a W.C. with a handheld shower attachment, offering the convenience of a bidet without taking up additional space.



At approximately 100 feet, the level rear garden is a fantastic space, designed to be enjoyed year-round. A large patio spans the width of the house, perfect for summer BBQs, alfresco dining, or simply unwinding with a coffee in the morning sun. The lawn stretches back, providing plenty of space for children to run, play, and explore in complete safety. Whether hosting a large summer party or just enjoying a quiet evening outdoors, this garden accommodates it all. At the far end, a charming summer house offers additional versatility, whether as a playroom, hobby space, or just a peaceful retreat. Gated side access adds a practical touch, making it easy to bring through bikes, gardening equipment, or muddy boots after a long countryside walk.

Local schools are well-regarded, offering excellent options for families. Woodcote Primary School is approximately 0.4 miles away, providing convenient access for younger children. Woodcote High School is approximately 0.5 miles from the property, offering well-regarded secondary education. Oasis Academy Coulsdon, approximately 2.9 miles away, provides another strong secondary school option.



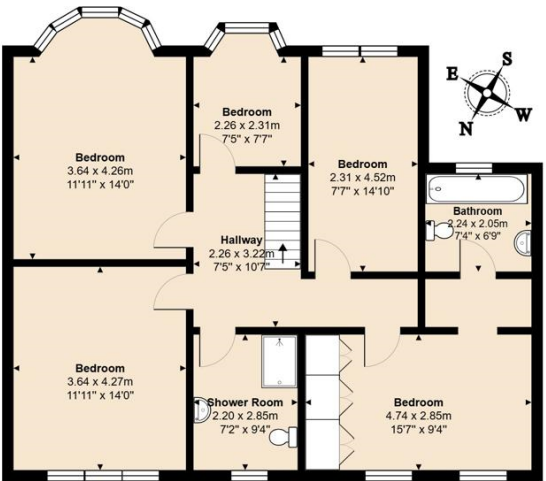
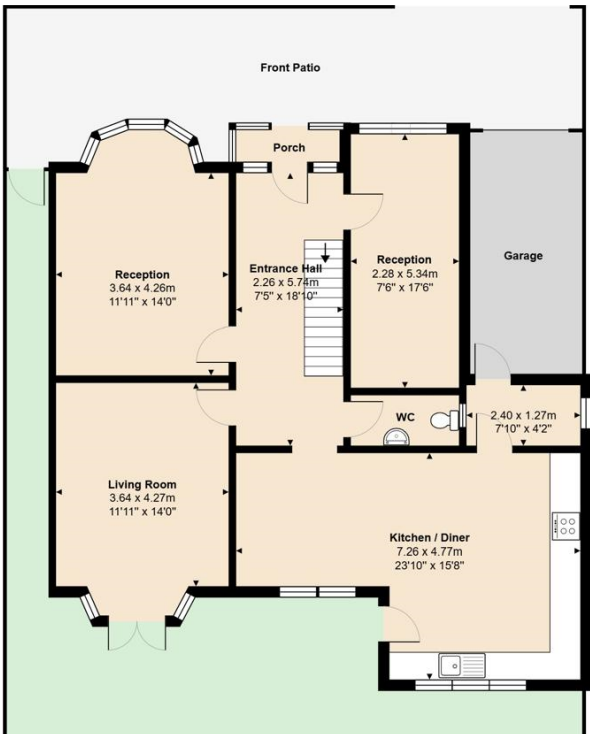
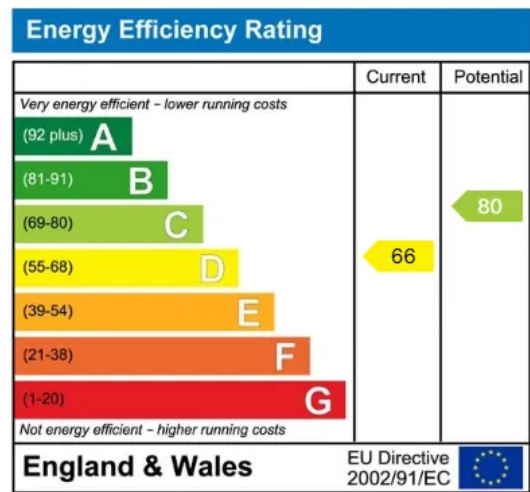
Everyday shopping is convenient, with major supermarkets within easy reach.

Tesco Extra in Purley is 2 miles away, offering a full range of groceries and household essentials. Waitrose in Coulsdon is approximately 0.8 mile from the property, perfect for premium produce and fresh bakery goods. Aldi in Coulsdon is just 0.9 miles away, providing budget-friendly options.

Transport links make commuting straightforward. Coulsdon South Station, located just 1.1 miles from the property, offers direct services to London Bridge in approximately 21 minutes and London Victoria in around 28 minutes. Coulsdon Town Station is 0.8 miles away, providing additional connections into London. For road travel, the property is ideally positioned for the M23 and M25, with Junction 7 of the M25 just a 12-minute drive away, giving seamless access to Gatwick Airport, Heathrow, and the wider motorway network.

Every buyer has that one home they keep coming back to—the one that felt different, that set the bar for everything else they viewed. This is that home. The space, the flow, the finish—it's all there, waiting to be lived in.

Council Tax Band: G



Total Area: 190.1 m² ... 2047 ft² (excluding garage, garden, front patio)
All measurements are approximate and for display purposes only