



The Wood

Furze Hill, The Webb Estate
Purley, Surrey

exp[®] UK



★ KEY FEATURES ★

South Facing Garden, set in over an acre | Two Home Offices | Seven Bedrooms | Five Bathrooms | Imposing 41ft Main Kitchen/Diner |
40ft Entertaining Area | Private Road | Indoor Jacuzzi & Sauna | Gym | No Onward Chain



London's Best Kept Secret

Nestled in a conservation area on an exclusive estate on the threshold between London and Surrey, this impressive seven-bedroom, five-bathroom luxury residence is surrounded by one acre of secluded gardens and grounds.

Inside, expansive living and entertaining spaces extend over four floors, totalling 9000 square feet. Flawlessly decorated with beautiful wallpaper, Farrow & Ball paintwork, new Somerset oak floorboards, soft carpets and large floor tiles, no expense has been spared by the current owners, who have fully refurbished the property into the bespoke suburban haven it is today.

Outside, remote-controlled gates reveal a large gravel driveway and double garage to the side, while mature trees screen the lush south-facing lawn, split-level terrace, vegetable garden and orchard to the rear.

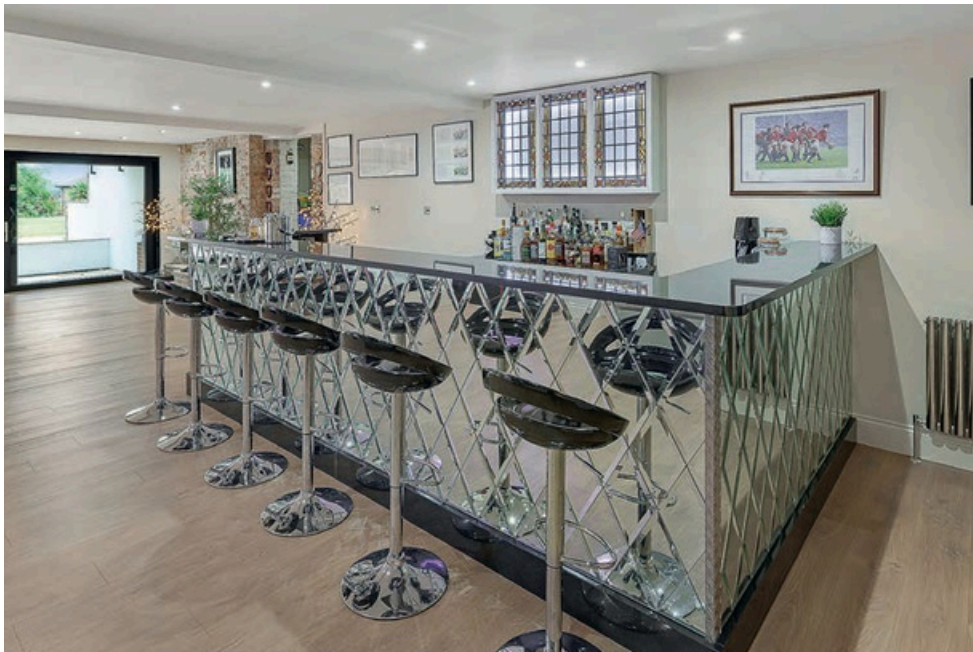




The Entertainment Level

From the driveway, enter a hallway crowned by a stunning roof lantern that brightens large floor tiles and a bespoke wood-and-glass spiral staircase that descends to the lower floor.

This 40ft socialite's dream offers everything from a home gym to a glitzy private bar and a champagne cellar. Enjoy your drinks in the cosy snug or head through the sliding doors onto the patio. Dual toilets, a boot room, extra storage areas, and a private entrance for tradespeople provide further convenience.







Work & Play

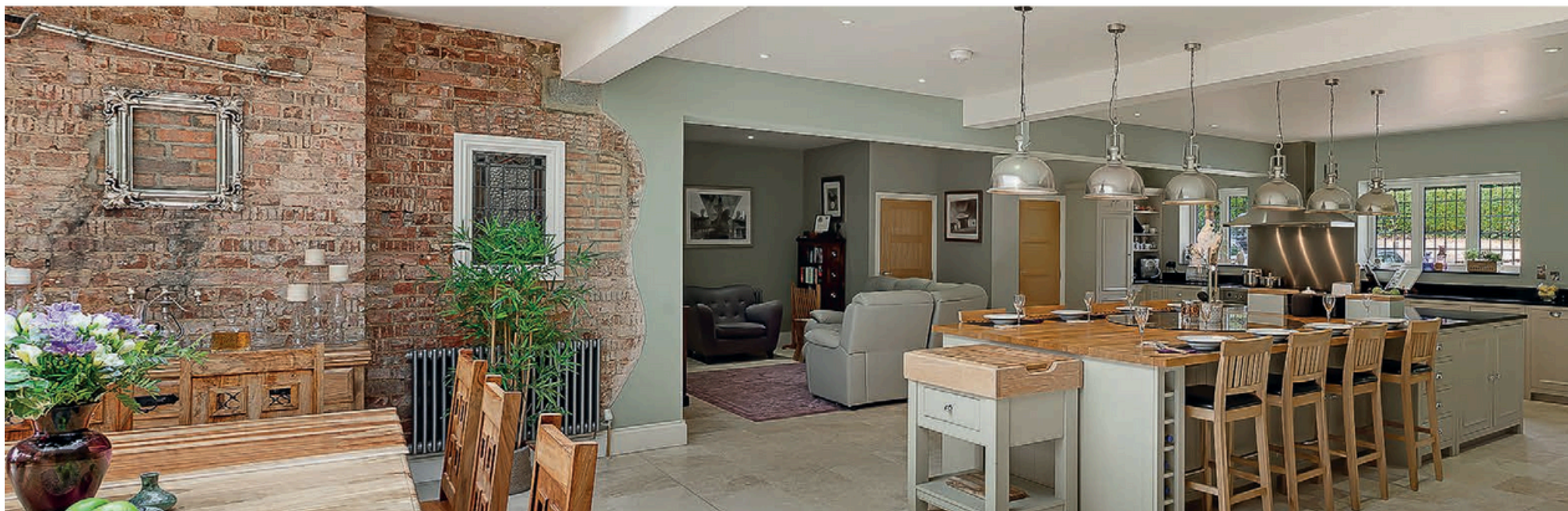
Return to the ground floor to find a 41ft central dining kitchen. Here, 'French Gray' walls blend with elegant cabinetry, contrasting black worktops and high-end integrated appliances. Whip up a feast while your family and friends gather around the island and relax on the balcony deck beyond the bifold doors.

Left of the kitchen, two peaceful home offices lie beside a three-piece shower room and changing area serving a sauna and spa pool that overlooks the garden via bifold doors – a blissful way to round to your working day. You could even repurpose one of the office spaces into a chill-out, therapy, or yoga room complete with loungers or treatment beds.

Illuminated by decorative leaded glass and warmed by a wood-burning stove, the original hallway connects to a fully fitted contemporary secondary kitchen, where a lift rises to the third en suite bedroom. You'll also find a pair of interlinked lounges featuring gas replaces with relined chimneys, canted bay windows, and doors onto the balcony deck.









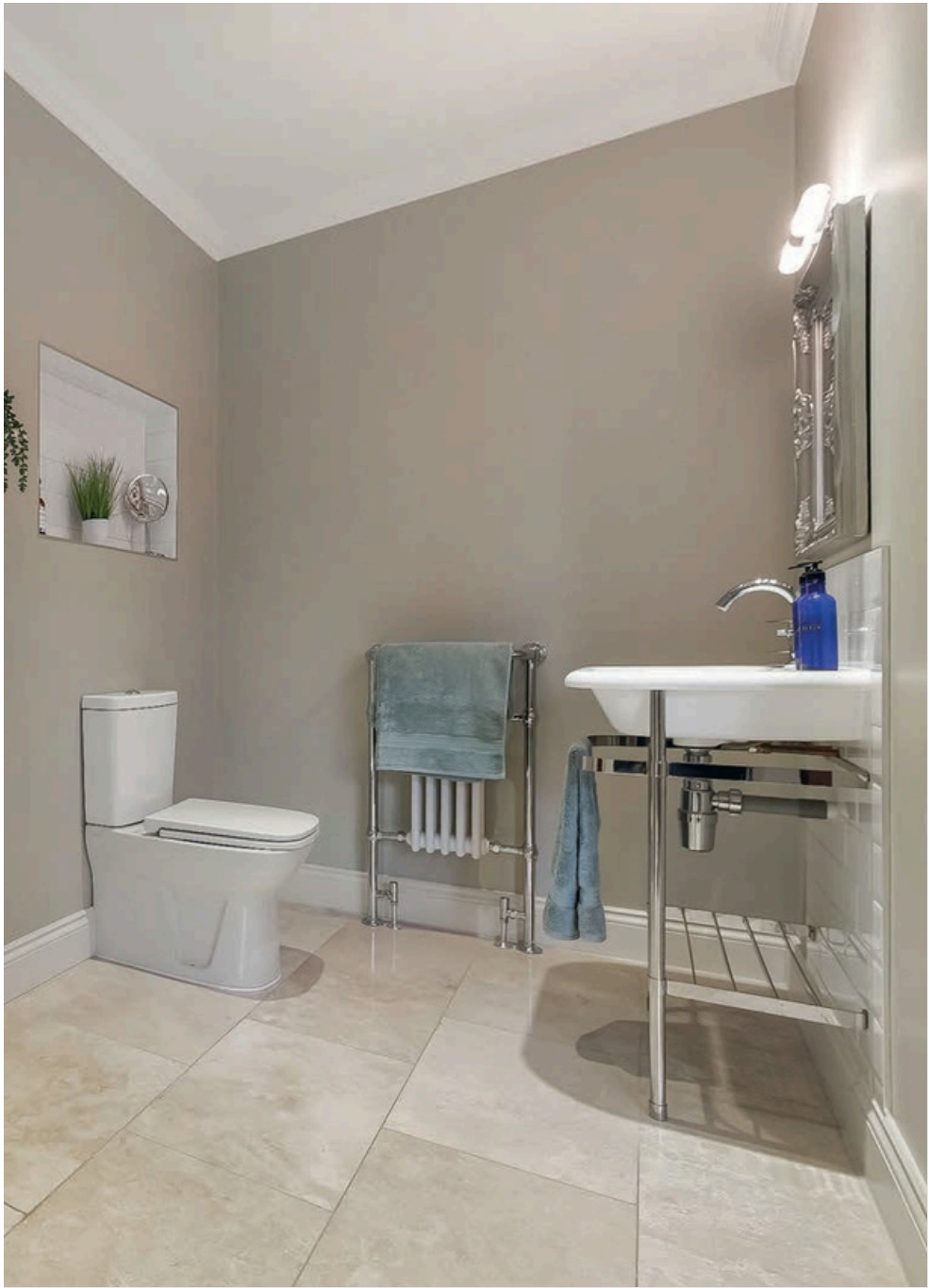
First Floor Fabulous

Back in the hallway, a white-painted half-landing staircase invites you to the first floor. Straight ahead lies a sumptuous dual-aspect primary bedroom of royal proportions, where a high coved ceiling replete with chandelier-rose backdrops a double-ended bathtub adjoining a soft carpet and an atmospheric decorative fireplace.

After soaking your cares away, complete your ablutions in the part-tiled en suite – which features a double walk-in rainfall shower and twin basins atop a luxury bespoke vanity unit – before venturing into your fitted dressing room. Two further immaculate front and rear double bedrooms benefit from exquisite en suite shower rooms and decorative fireplaces. Bedroom three also has lift access – perfect for older relatives.



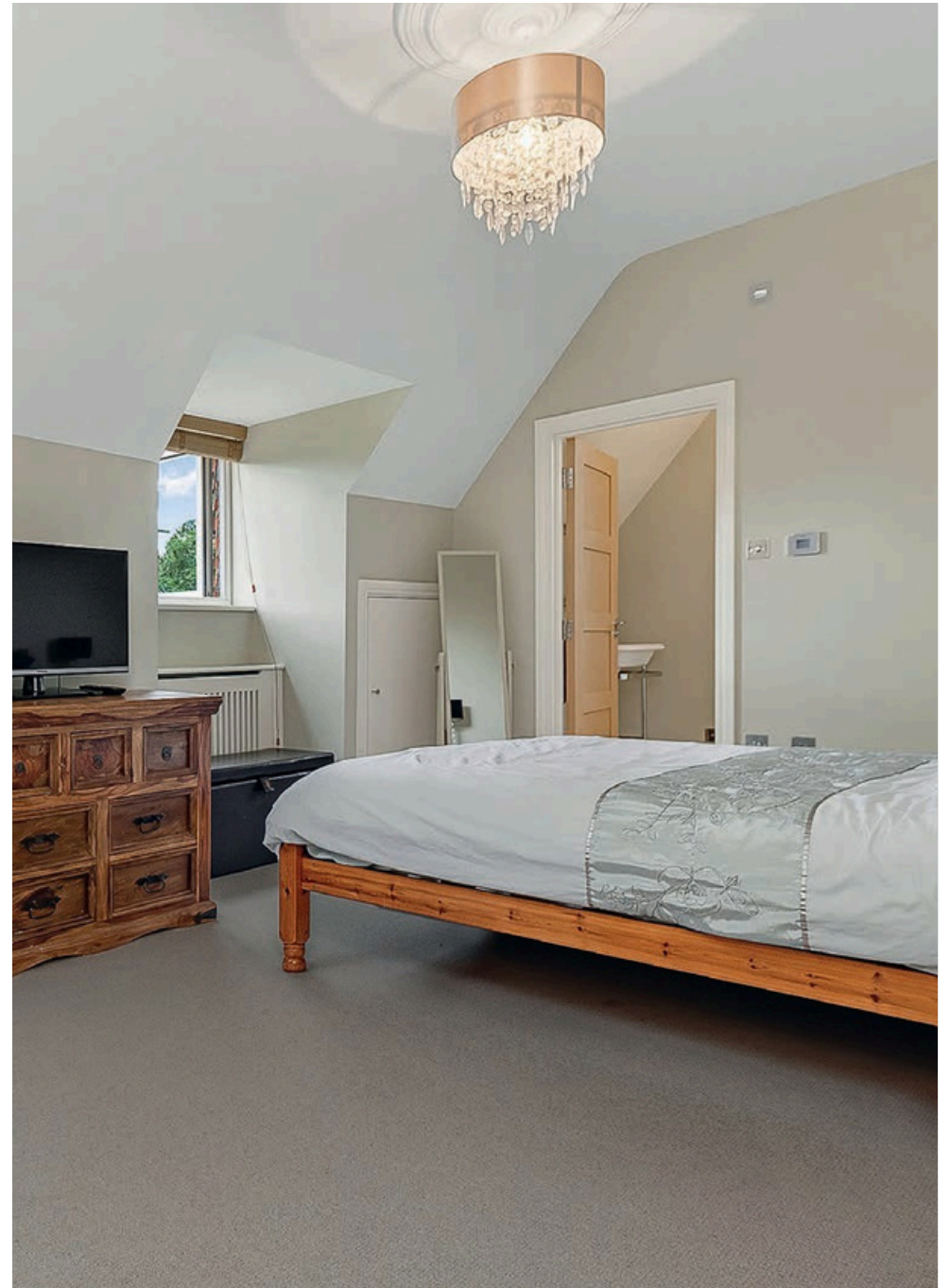






On the Second Floor...

Taking the stairs to the attractive and bright upper landing, you'll discover four more spacious and tasteful double bedrooms that share two Jack-and-Jill bathrooms.



Step Outside

Upon arrival at e Wood, you're greeted by hedge-lined and tree-dotted gardens framing the extensive parking area. From here, a wrought-iron pedestrian gate brings you through to the charming frontage, where château-style symmetrical stone steps and walls create the romance and subtle drama of a Mediterranean retreat.

Above, iron railings surround a barbeque area that meets a decked balcony running the width of the house. is overlooks a serene and well-tended lawn with fragrant over borders and terraced pathways leading to a pond encircled by trees, where you can rest on the bench while collecting your thoughts.

Tucked away behind a clipped box hedge, the vegetable patch contains several separate beds for growing herbs, fruits, and vegetables alongside an orchard to serve your culinary e orts in the kitchen. e peaceful secluded grounds, which also feature a range of outdoor lighting, total just over one acre.







Further information

Beyond all the amazing features mentioned above, the property also has fast fibre optic broadband and a new CCTV system.

The Webb Estate lies within the prosperous South London district of Purley. Widely regarded as one of the most coveted residential areas on the outskirts of the Capital, its characterful streets were designed around the era, with each unique property carefully sited to create a harmony between home and landscape.

Some popular amenities on your doorstep include Lord Roberts on the Green – a stylish restaurant and coffee shop – and the four-acre green itself. The wider area is also full of open spaces, coffee shops, bars, cafés and restaurants to keep you entertained.



Transport links & Schools

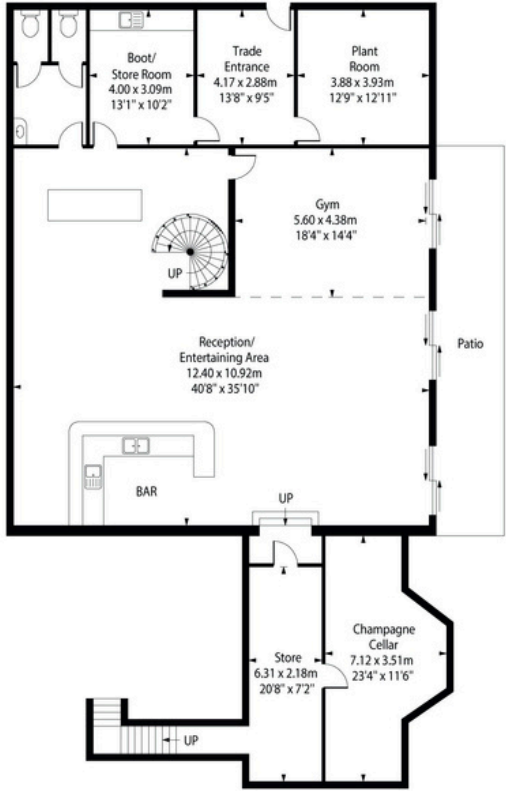
The property sits on a desirable and convenient route for travel into London. Buses to the station run just one road over, though many residents choose to walk to Purley station, which is only 0.7 miles away.

Here, frequent trains run day and night to and from London Bridge, London Victoria, and Thameslink destinations. Travelling to Gatwick Airport takes less than 30 minutes, plus you're not far from the A23, M23, and M25. You're also within striking distance of Farthing Downs and the Surrey Hills Area of Outstanding Natural Beauty.

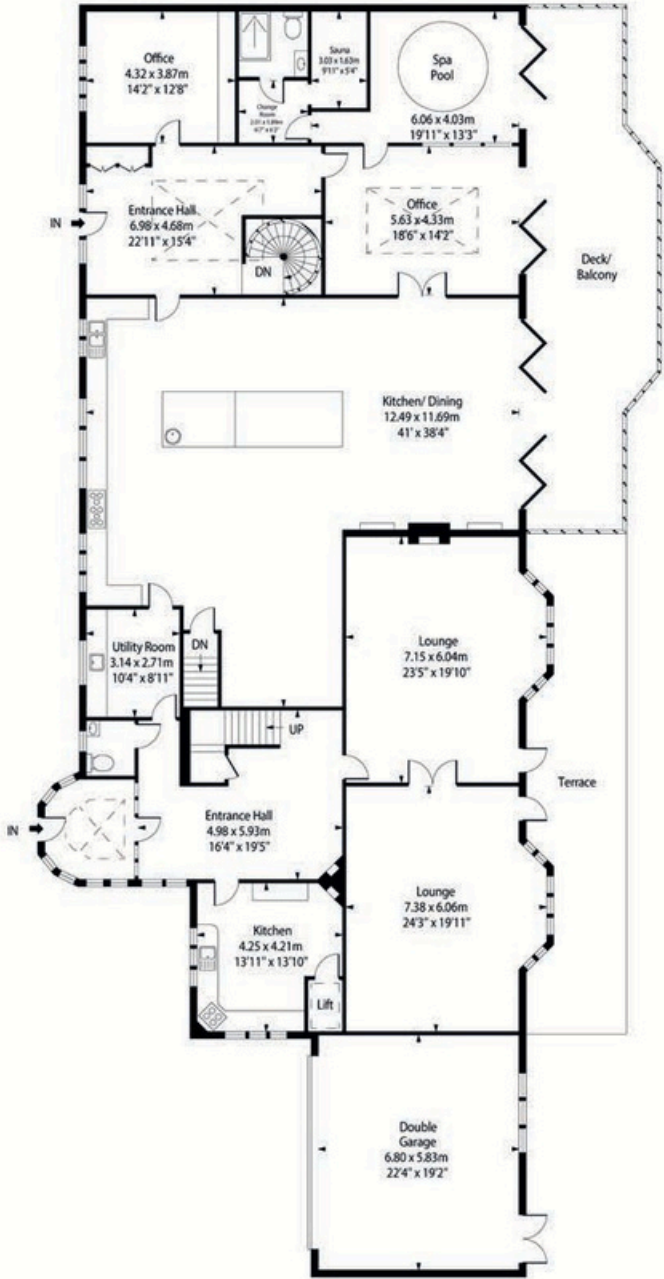
The property, which lies within the London Borough of Croydon, is near an excellent range of education options, with the Webb Estate home to the independent Cumnor House Girls' School and pre-school. More state and private options include St David's, Cumnor House Boys', Regina Coeli, Riddlesdown Collegiate and Whitgift.



Lower Ground Floorplan



Ground Floorplan

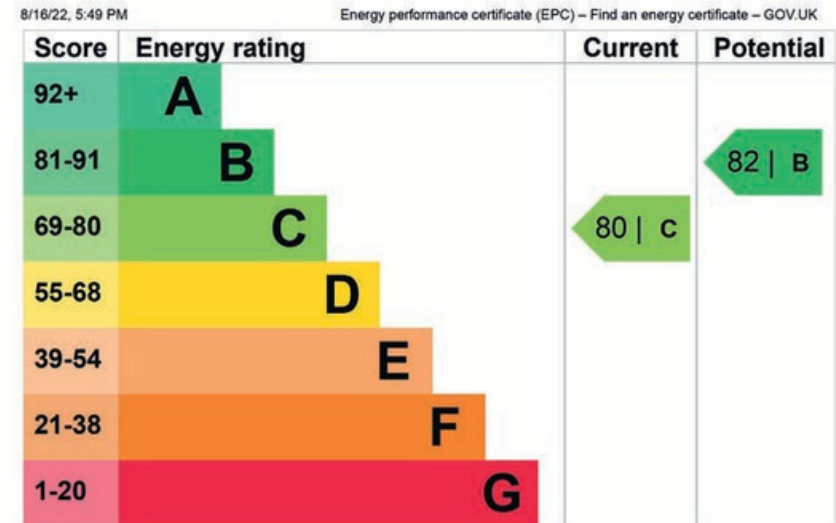


1st & 2nd Floorplans



Approximate Gross Internal Area:
 837 sq m / 9002 sq ft (including garage)
 798 sq m / 8589 sq ft (excluding garage)

Energy Performance Certificate (EPC)



Please note: These floor plans are not drawn to scale and are intended as a guide only.



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