



Warlingham, Surrey, CR6 9JP

Offers Over £900,000

EMMA STURGESS-LIEF

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Property Brochure

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Stylish Rock Chic Retreat with Panoramic Surrey Views

Open House: Saturday 13th July 10:00 am - 6:00 pm - Join Us for Bubble's & Snacks to View This Special House

Discover a unique lifestyle in the heart of Warlingham, Surrey—a residence that stylishly transcends the ordinary. This captivating property, nestled in the scenic hills of Warlingham, Surrey, invites you into a world of unparalleled luxury and distinctive charm.

Located on a serene and picturesque private road with no through traffic, fostering a friendly and supportive neighborhood.

CHAIN FREE - Secluded plot with breathtaking views.

High-speed internet powered by 5G networks from Vodafone, O2, and 3.

Embrace sustainable living with a 5KW solar renewable energy system featuring 16 rooftop solar panels.

Double glazing throughout.

Reinforced security with a Ring Doorbell and CCTV cameras both at the front and back of house.

Meticulously maintained property, including recently cleaned roof tiles.

Trustworthy gardeners, window cleaners, and cleaner, longstanding partners of the current owners, available for the new occupants if required.

Key Features:

Panoramic Surrey Views:

Enjoy breathtaking vistas of Surrey's rolling hills from expansive cinematic windows, creating an unparalleled visual experience.

Entertainment Paradise:

Immerse yourself in outdoor bliss with an amphitheatre-style garden, outdoor cinema, and a bubbling hot tub—an oasis for relaxation and entertainment.





Entrance Porch

1.8m x 2.46m (5'10" x 8'0")

A welcoming, generously sized glass-windowed porch, equipped with a Ring doorbell for enhanced security.

Entrance Hall

6.07m x 2.9m (19'10" x 9'6")

Wide entrance hall adorned with original solid parquet flooring, providing access to all bedrooms, a study, family bathroom, and the enchanting split level back garden.

Abundant storage, including a double hall cupboard and an under-stairs cupboard.

Master Bedroom (Bedroom 1):

3.42m x 4.06m (11'2" x 13'3")

Spacious double bedroom with ample fitted wardrobes.

Wall-mounted SONY TV.

Large window offering picturesque views of the front garden and rolling fields.

Leading to En-suite shower bathroom.





Ensuite Bathroom:

3.31m x 3.32m (10'10" x 10'10")

Spacious shower room with abundant natural light, offering potential for reconfiguration to include a bath if desired.

Bedroom 2:

3.31m x 3.32m (10'10" x 10'10")

Generous double bedroom with large fitted wardrobes and a delightful front garden view.

Equipped with a hotel-style hairdryer and vanity port.

Bedroom 3:

2.38m x 2.94m (7'9" x 9'7")

Slightly smaller double bedroom overlooking the lovely back garden.



Study/Bedroom 4:

3.26m x 2.15m (10'8" x 7'0")

Versatile space that can function as a study or small double/single bedroom.

Family Bathroom:

1.96m x 1.97m (6'5" x 6'5")

Bright retro-modern bathroom with a spa bath, and shower over bath, oak-style lino flooring, and wall and mirror lighting. Newly decorated.

Stairs & Landing:

4.09m x 2.03m (13'5" x 6'7")

Original Retro style staircase, with large window overlooking the garden and summerhouse. Adorned with a fabulous Bubble Tom Dixon Style chandelier and mixed media stone and wood walls. Floor level stair lights controlled by voice via Alexa.



Living Room with Dining Area:

7.2m x 6.57m (23'7" x 21'6")

Expansive living room with wall to wall cinematic view windows showcasing the breathtaking Surrey countryside.

Electric wall-mounted fire with remote control and lighting options.

Premium SONY TV and sound system.

Bar area with wine cooler & additional fridge.

Specialist mixed media wall finishes, in natural stone and wood effect.

Specific dining area, with easy access to kitchen.

Double aspect windows both providing beautiful views.

Beautifully fitted modern walnut units with stone basin, and ample storage, ironing port,

Additional integrated fridge freezer, washing machine and dryer.

Mood lighting.

Loft access; to boarded insulated full house attic space for extra storage.





W/C:

2.03m x 1.38m (6'7" x 4'6")

Luxurious stone/rock basin, walnut furniture with moody lighting.

Mixed media wall coverings.

Hoover port and double shelving space.

Summer House/Garden Office

5.7m x 3.8m (18'8" x 12'5")

Lovely bright summer house, with double aspect windows and doors, and a pretty wrap around veranda, sitting at the top of the garden, above further spacious stepped terrace's, and summer lounging areas. Fitted with lighting and electrics, further amenities are nearby and ready to utilise, should the new owner wish to add water and drainage facilities internally.

Could be used as a Guest Annexe, Garden Office, Yoga Lounge, Art Room, or a Gym, the choice is yours...!!

Front Garden



Rear Garden

Beautifully landscaped, Terraced resort-style garden with decking, split-level lounging areas. An electric roll-down cinema screen. perfect for all season garden parties and entertaining.

Bubbling Hot Tub, with integrated sound system and sub-woofer and electric canopy for use in all weather, sun, rain and snow.

Outdoor cinema with amphitheater-style garden.

Outdoor lighting and Solar mood lights in the garden

Hammock and sun loungers

Flower/vegetable bed on the side

Well maintained trees for an easy maintenance

Garden Utility room, housing the boiler and another washing machine and dryer, specific for garden laundry.

Garden water taps and hoses.

External sockets, in 3 places, both sides of house and garden utility



Kitchen:

3.63m x 3.41m (11'10" x 11'2")

Fully fitted retro style kitchen, with all mod cons, and integrated appliances, including surface mounted items such as Nespresso coffee makers, toaster, kettle, mixers, blenders, and a bread maker.

Picturesque views over the garden and Surrey, through the large double aspect windows.

New boiler (situated in external utility).

New integrated Bosch dishwasher.

Mood lighting and colored effects.

Utility Room:

2.94m x 2.04m (9'7" x 6'8")

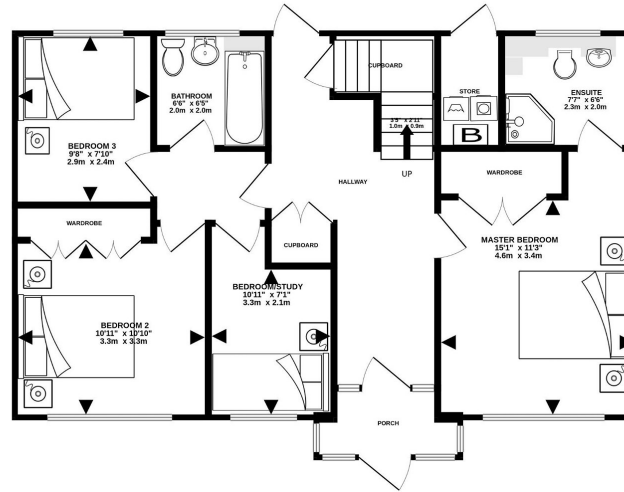
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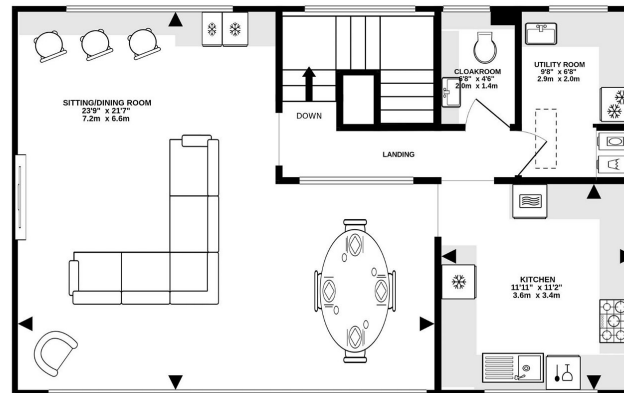
Mood lighting.

Loft access; to boarded insulated full house attic

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



FIRST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA: 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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