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MARRIOTT VERNON  
ESTATE AGENTS



Fairview Tandridge Road, Warlingham, CR6 9LS  
Offers in excess of £2,500,000

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# Fairview Tandridge Road

Warlingham, CR6 9LS

Stunning Six Bedroom Detached Family Home

Sumptuous Interiors and Immaculate Finish

Superb Open Plan Kitchen/Orangery

Glorious Garden

Double Garage

Prestigious Warlingham Location in Half Acre Plot

Six Reception Rooms

Six Bath/Shower Rooms Plus Guest WC

Carriage Driveway with Off Street Parking

Close to Transport Links, Schools and Amenities

Marriott Vernon present to the market this impressive six bedroom detached family home, situated on a half acre plot, with secure gated entrance via a gravel carriage driveway, double garage and considerable off street parking in a sought after Warlingham location.

Built in 2010 and having been extensively refurbished, creating spacious and flexible 7,400 sq ft of living space with immaculate finish and interiors – the perfect blend of luxury and convenience in this prestigious village setting. Features include underfloor heating via air source heat pump and ample inbuilt storage.

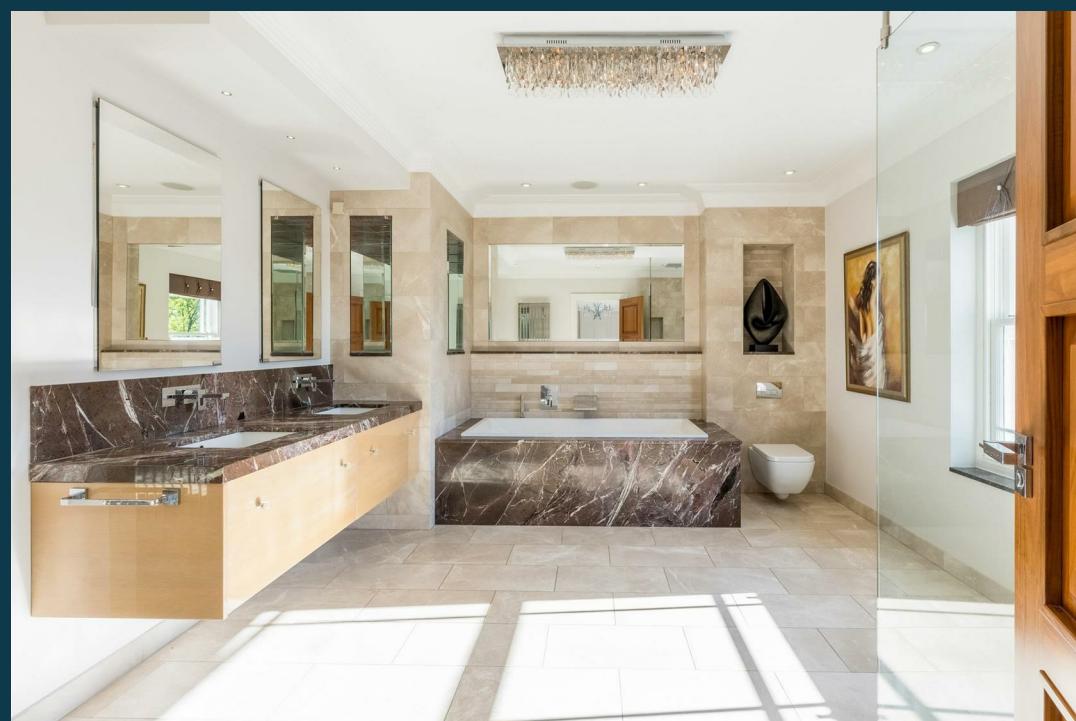
Accommodation comprises a double storey lofted entrance hall with natural stone marble flooring, leading into three breath-taking reception rooms – a dual aspect lounge with feature fireplace, a triple aspect dining room and an L-shaped kitchen/orangery with central island and a range of wall and base units with natural quartz work surfaces incorporating inset sink unit and fitted 'Siemens' appliances. A further versatile cinema room and library complete the reception space, with access from the kitchen to a utility room, pantry and interior office/study. A staircase leads up to a separate first floor annexe with en-suite bedroom and kitchen/lounge.

To the first floor, there are four beautiful bedrooms – all with en-suite facilities - including a stunning principal bedroom suite with private balcony, dressing room and bath/shower room. The top floor provides a large air-conditioned games room and bar area plus an additional bedroom with en suite shower.

Externally, the glorious level gardens create a haven of peace and tranquillity for family life, with well maintained lawns, large terraces and well stocked borders bursting with mature shrubs and trees.

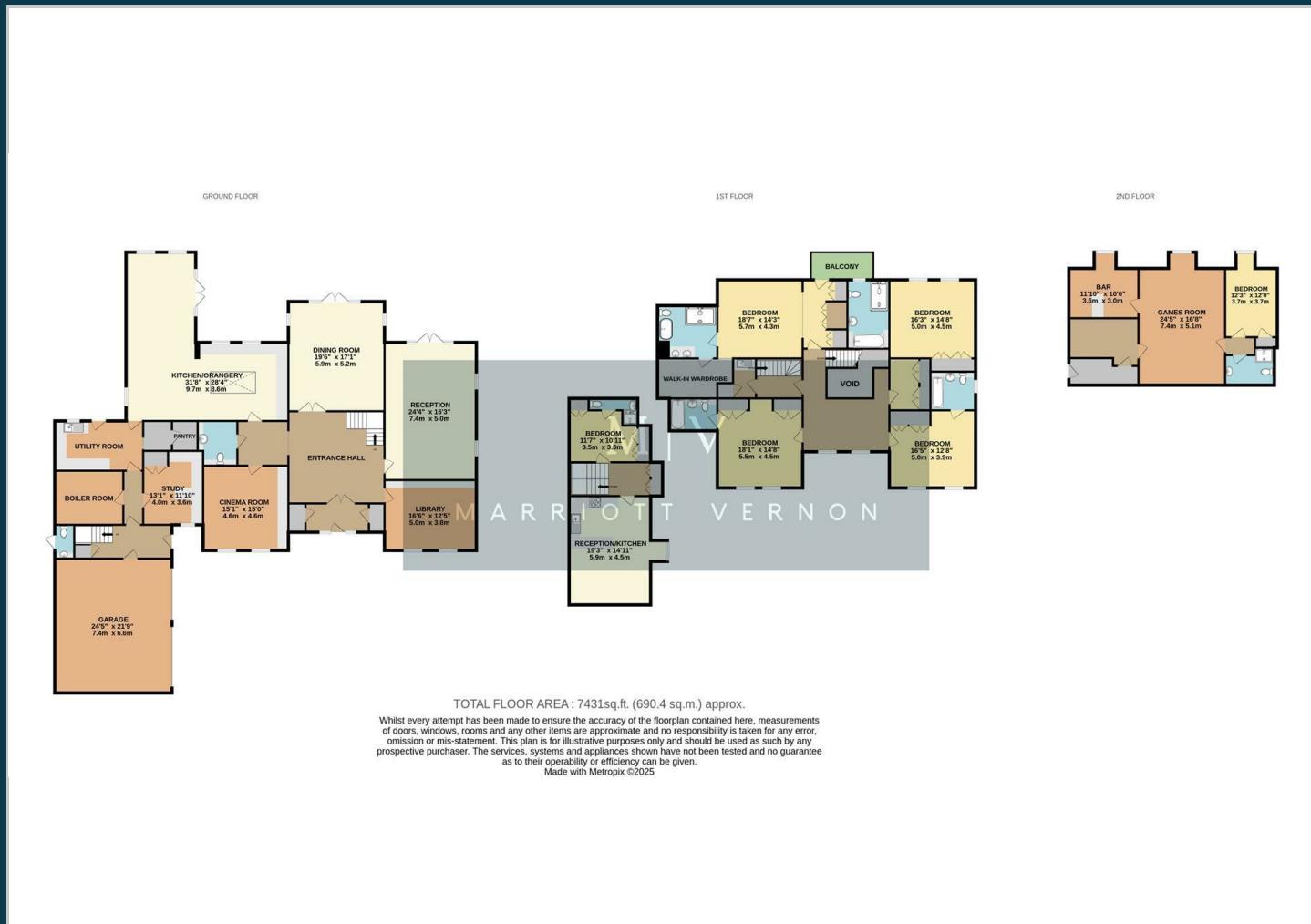
The property is located within easy access of Upper Warlingham station, with connections into London. Warlingham offers a selection of shops, pubs and cafes, and the area is well served by beautiful open spaces







## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	69	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.