



Stuart Road, Warlingham CR6 9JH

welcome to Stuart Road, Warlingham

*****GUIDE PRICE £1,100,000-£1,200,000*****

Welcome to this stunning six bedroom, six bathroom detached family home, nestled in the heart of Warlingham in a private road. Boasting square 2957 feet of thoughtfully designed living space, this property offers a seamless blend of comfort and style. The ground floor consists of a large living room leading into a beautiful sunroom, utility room, large bedroom with vaulted ceilings and luxury en-suite shower room. The first floor comprises of an open plan modern kitchen/dining room equipped with fully integrated appliances and island, three double bedrooms with one of them having the benefit of a luxury en-suite shower room and two of the bedrooms have the use of a luxury family bathroom with bathtub and walk-in shower. The top floor comprises of two more double bedrooms both with luxury en-suite shower rooms and a separate open plan living room with modern kitchen which is perfect for an au pair or guests. Step outside to enjoy the tranquil front garden with a large chalet-style decking perfect for relaxing or entertaining on summer nights with breathtaking views over Woldingham Countryside. The Additional amenities include a large double garage and driveway for a number of cars.



STUART ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2957 SQ FT • 274.70 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 215 SQ FT • 20.01 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Stuart Road, Warlingham

- Detached
- Six Bedrooms
- Six Bathrooms
- Three Reception Rooms
- Breathtaking Views Over Woldingham Countryside

Tenure: Freehold EPC Rating: C

Guide Price

£1,100,000-1,200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106535



Property Ref:
SAN106535 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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