



**PORTFOLIO**  
from



barnard marcus

Old Lodge Lane, Purley



# Old Lodge Lane, Purley

*Magnificent house built in 2023 which has been finished to an impeccable standard.*



This magnificent detached home, built in 2023 to an exceptional standard, offers the perfect blend of contemporary design and luxurious family living. This impressive residence spans eight bedrooms and five bathrooms, four of which are en suite, making it ideal for large or extended families who value both space and privacy.

The ground floor boasts a seamless flow of living areas, including a spacious reception room with bi-folding doors that open directly onto a patio, inviting natural light and creating a perfect space for indoor-outdoor entertaining. A dedicated TV living room and a separate play room offer flexible family living options, while the expansive open-plan kitchen/diner forms the heart of the home. A second chef's kitchen provides additional cooking space, ideal for hosting or catering, and a separate utility room adds further practicality. A downstairs W/C completes the ground floor. The first floor has six of the bedrooms with four bathrooms of which three are en-suite. There is also a balcony that runs the entire length at the rear of the house which overlooks the patio and garden. On the top floor there are two further bedrooms plus en-suite bathroom and walk in wardrobe.



This exceptional home represents the pinnacle of modern living. Meticulously designed, it combines architectural elegance with contemporary interiors, offering expansive accommodation across the floors. A home designed to impress, both inside, and out.

The home sits on a generous plot, with a well-maintained garden that's perfect for children, entertaining, or simply relaxing in the outdoors. Two outbuildings with plumbing and electricity offer excellent potential for office space, a home gym, a studio or guest accommodation. A substantial driveway provides off-street parking for multiple vehicles.

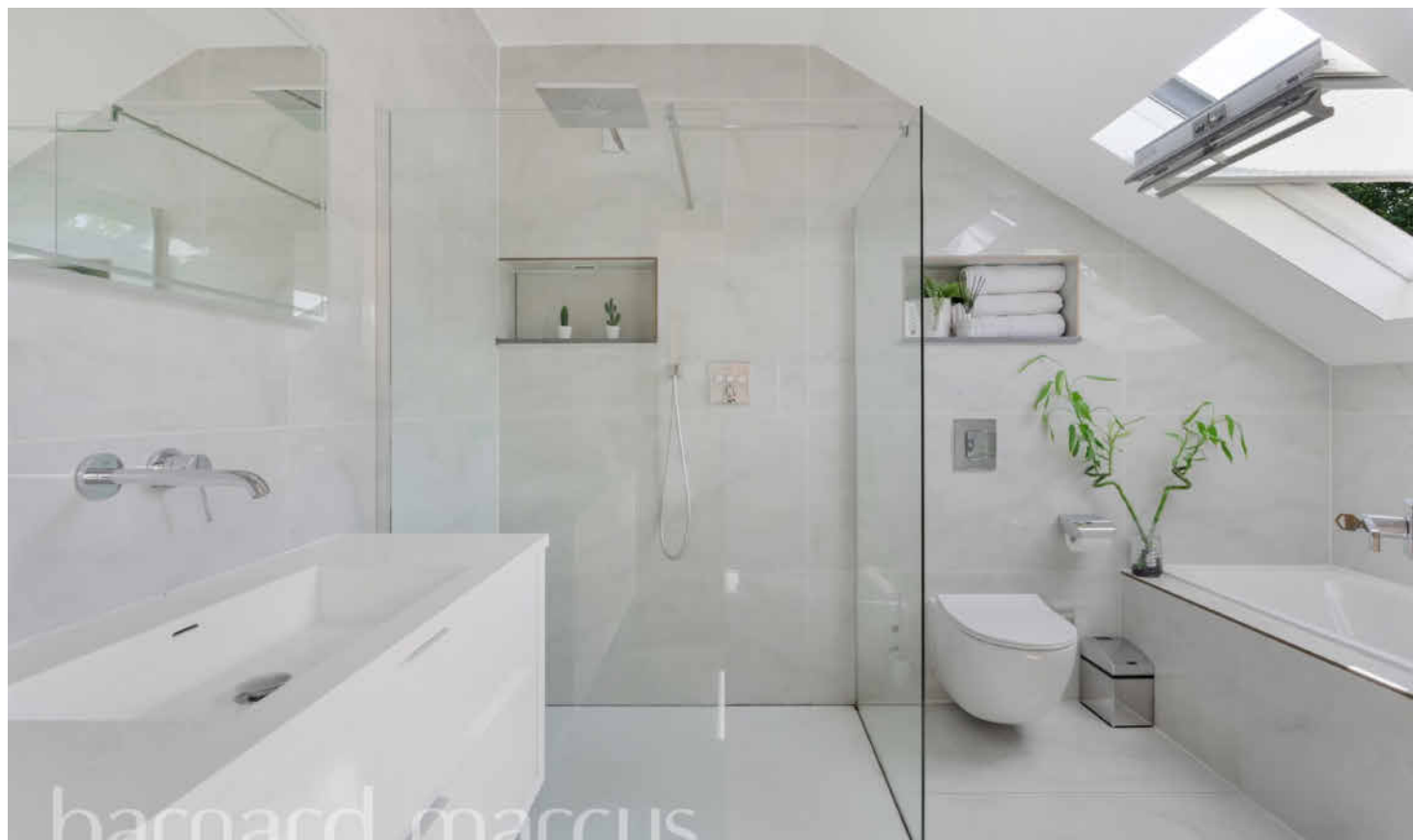
Located on Old Lodge Lane, this property offers the tranquility of suburban living whilst remaining exceptionally well-connected. Purley Station is within easy reach, offering direct rail services into Central London and the area is known for its outstanding schools, local amenities and close proximity to open green spaces like Farthing Downs. This home offers the perfect balance between modern luxury and family-friendly practicality in a prime South London Location.





Purley and its neighboring areas provide a wonderful balance of community living and modern convenience. From boutique cafes and family-friendly restaurants to gyms, golf clubs and leisure centres, the area offers something for everyone!

The area is well renowned for its outstanding schools including, both state and independent. Nearby options include, Cumnor House School, Whitgift School, and Wallington County Grammar School. The property benefits from superb connectivity; Reeham Station is in walking distance, whilst Purley Station offers direct services to London Bridge, London Victoria, and Gatwick Airport. For drivers, the M25 & M23 are close at hand linking to the wider motorway network and coastal destinations.



## OLD LODGE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **5075 SQ FT - 471.52 SQ M**  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDINGS)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **214 SQ FT - 19.87 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: **508 SQ FT - 47.20 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: **831 SQ FT - 77.19 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

# Old Lodge Lane, Purley

A home of distinction where contemporary luxury meets family living.

Asking price

**£2,500,000**

- 8 Bedrooms/5 Bathrooms
- Kitchen/Diner + Chefs Kitchen
- Two Outbuildings
- High Spec Throughout

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

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To find out more information or to arrange a viewing call

**020 8651 6363**

or email [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

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