



One of the finest locations on the Webb Estate

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Webb Estate Purley CR8 3HJ

London 12 miles Purley 1 mile Banstead Village 4 miles
London by rail 20 minutes from Purley Station
M23/M25 Intersection 6 miles
All times and distances are approximate

In the heart of an exclusive private estate, this charming cottage style house is set in almost an acre with beautiful gardens.

The broad plot and impressive 185' frontage invites the new owners to extend the house substantially, or even to replace the house in this high-value location, subject to consents.

Price £2.1 million

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Enclosed Porch ▪ Reception Hall ▪ Cloakroom
- Sitting Room ▪ Dining Room ▪ Conservatory ▪ Kitchen – Breakfast Room ▪ Utility Room
- Principal Suite of Bedroom, Dressing Room and Shower Room
- 2 further Bedrooms ▪ Family Bathroom ▪ Office ▪ Study
- Three-Car Garage ▪ Garden Store ▪ Frontage of some 185' ▪ Around 135' x 185' Rear Garden
- In all, 0.9 Acre

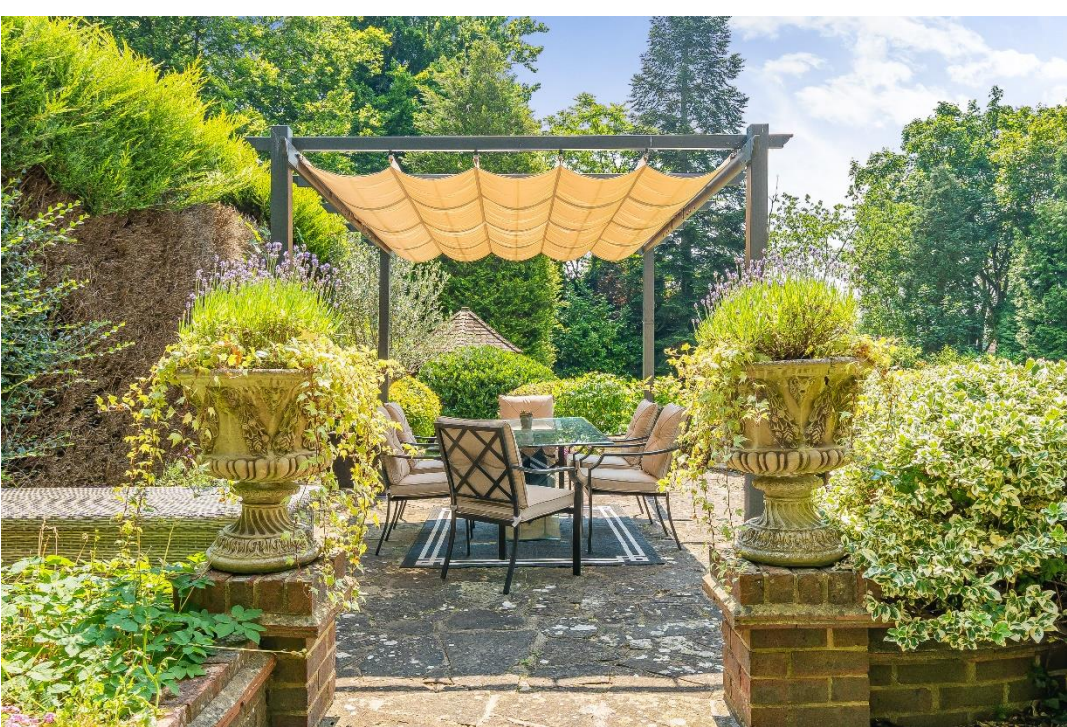


William Webb (1862-1930) was a visionary estate agent who developed 260 acres of farmland into the Webb Estate where today over a hundred years on, substantial and individually designed Edwardian houses, and a few more recent ones, enjoy privacy in spacious leafy gardens. The Webb Estate is protected by trustees and is now designated as a Conservation Area.

Webb designed the estate to reflect Surrey village life with a village green, local stores and winding lanes. One of the principal lanes on the estate, Silver Lane remains lined with protected Silver Birch trees and has automated gates as it meets Woodcote Green.

Our clients' house was individually designed and built around 1950 in a generous plot approaching one acre. In the Surrey farmhouse style, the house has the warmth of traditional character, enhanced by each improvement over the years. Impeccably presented, the house has a bright and good-sized interior. Certainly a feature, the beautiful gardens are mature and secluded, providing all-season display with a Southerly aspect to the rear. There is a substantial three-car garage and garden store.

The property represents a rare opportunity to those wishing to live on this prestigious estate, maybe even to downsize from one of the more substantial Webb houses. Alternatively, due to the impressive width of this plot and its frontage of around 185', there is untold potential to extend and even replace the house in this very high-value location, subject to planning and trustees' consent.



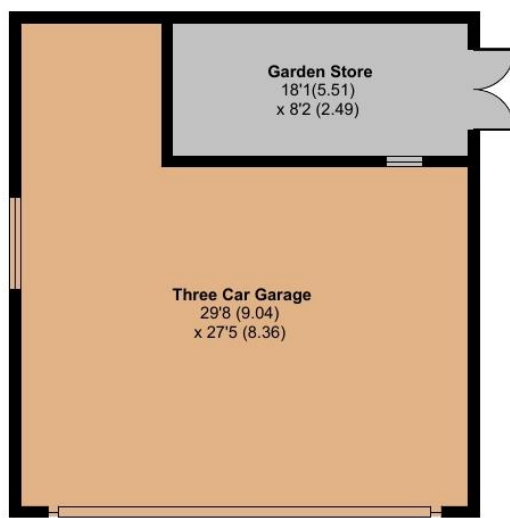
Such a private and verdant location is seldom found so close to London and with such excellent accessibility. Just a mile away, Purley offers varied shopping and from the station there are fast rail services into London Bridge and Victoria, as well the Gatwick Express.

Nearby, the A23 gives an arterial route to London and in around 15 minutes, the M25/M23 intersection providing swift road access to both Gatwick and Heathrow airports, the channel tunnel and coastal ports.

Some four miles to the West, the delightful village of Banstead offers more varied shopping including Waitrose and M&S Simply Food as well as many restaurants and cafes. The area has a wealth of excellent schooling including Whitgift, Trinity, John Fisher, Cumnor House, St David's Primary and Senior, Wallington Girls and Croydon High School for Girls.

For sport and leisure pursuits, there are local clubs for cricket, squash, tennis and golf and there are many restaurants, cinema and theatres within easy reach. The open spaces of Oaks Park, Riddlesdown and Banstead Woods are also nearby.



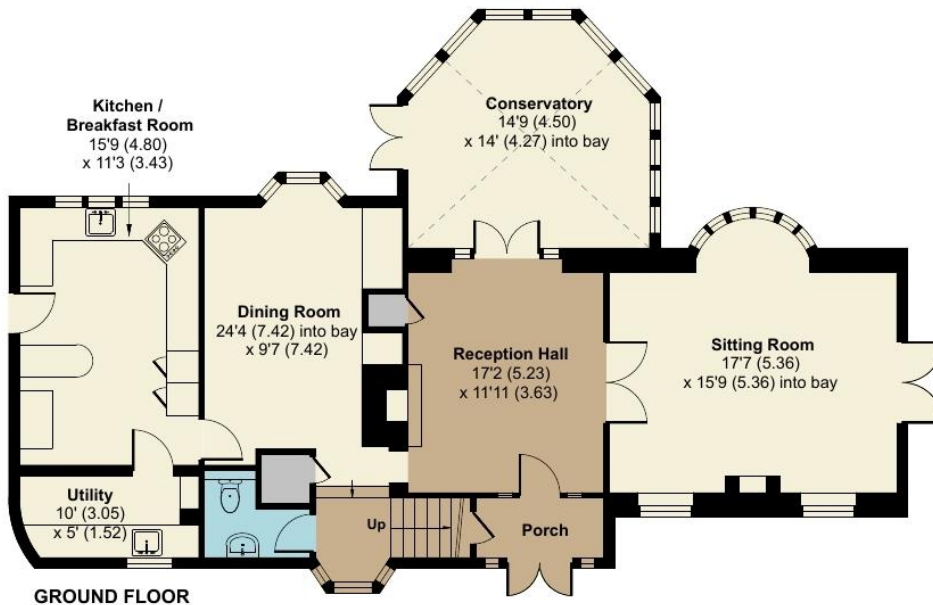


GARAGE / OUTBUILDING

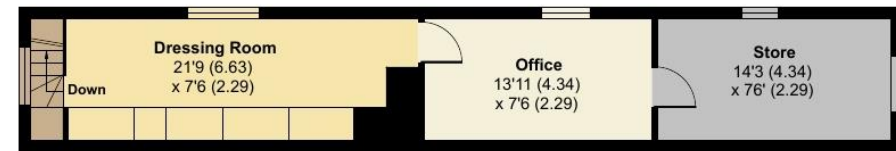
TOTAL FLOOR AREA
3,387 SQ FT / 314.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Tenure: Freehold
Local Authority: LB of Croydon
Council Tax Band: G
Broadband: Ultrafast Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

The many features of this fine home include:

- An individual and characterful detached house
- Impressive broad frontage to this private lane
- Large three-car garage with separate garden store
- Spacious, triple-aspect sitting room with fireplace
- Cottage style kitchen with cream cabinets
- Bright central hall with brick fireplace
- Principal suite with ensuite and dressing room
- A stylish and beautifully presented home
- Sought-after Webb Estate location
- Available with no onward chain

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

