

5 Bedroom Detached

Bayards, Warlingham, CR6 9BP

£775,000



- No Onward Chain
- 3 Bathrooms
- 2 Reception Rooms
- Double Garage
- Partial rewire & new boiler
- Council Tax Band: G
- 5 Bedrooms
- Utility Room
- Large Conservatory
- Large Driveway
- EPC Rating D



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NO ONWARD CHAIN

Hannah James Estates are proud to present this 5 bedroom detached property, built in 1978 with an inspired and interesting architectural design. This home offers a truly unique living experience. Designed, created and built by the late owners, for whom this property was a loving, family home for 45 years. The property is found tucked away in a highly sought-after cul-de-sac in ever popular Warlingham.

This perfectly balanced family accommodation is arranged over two floors. The ground floor comprises a large dining room, a separate lounge with recently fitted French windows, a kitchen/diner, a utility room, a downstairs WC, a large conservatory and a workshop. The ground floor has the added bonus of a 5th bedroom with ensuite wet-room and walk-in wardrobe. From the property you also have internal access to the double garage. The first floor offers 4 further bedrooms, including the master bedroom with it's large ensuite and the family bathroom.

Externally, to the front, there is large driveway providing off-street parking for 4 vehicles and a large double garage with an electrically powered door. To the rear of the property there is a delightful south/west facing garden, fully stocked with beautiful, mature shrubs and plants.

It is rare that a house comes along which satisfies all of a buyer's main search criteria (good transport links, great schools, nearby open spaces), but carries with it something extra special to get really excited about.

The home benefits from fully double glazed windows installed in recent years, a BAXI 800 boiler installed in 2023 and updated central heating system and an electrical update and overhaul with new fuse boxes in 2022.

Location

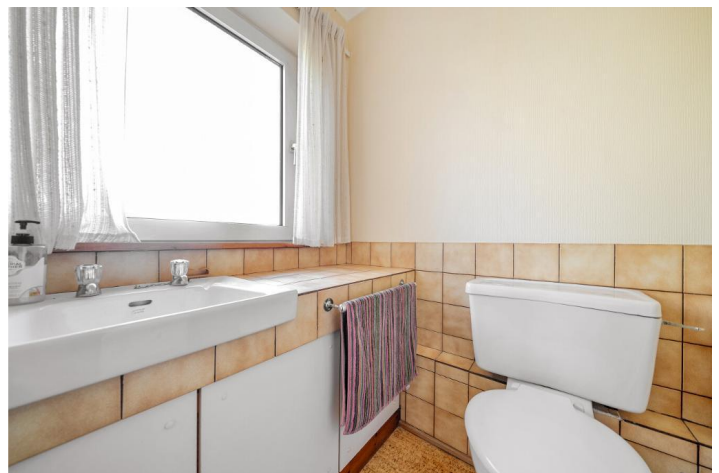
The property has a convenient position set back from Hillbury Road, a quiet and desirable cul-de-sac in Warlingham, with nearby railway stations at Upper Warlingham and Whyteleafe.

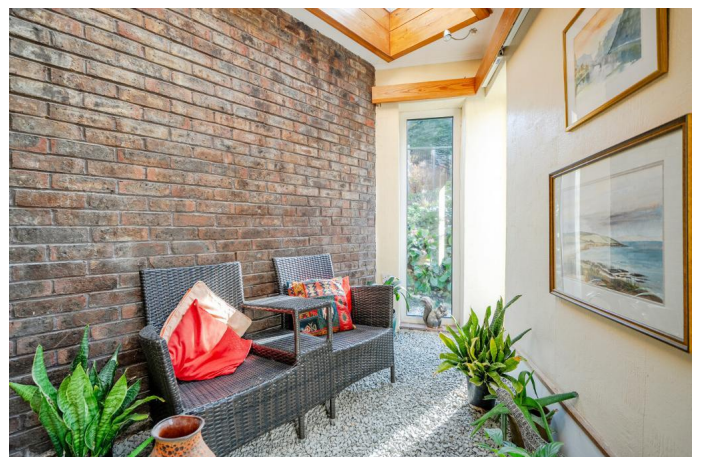
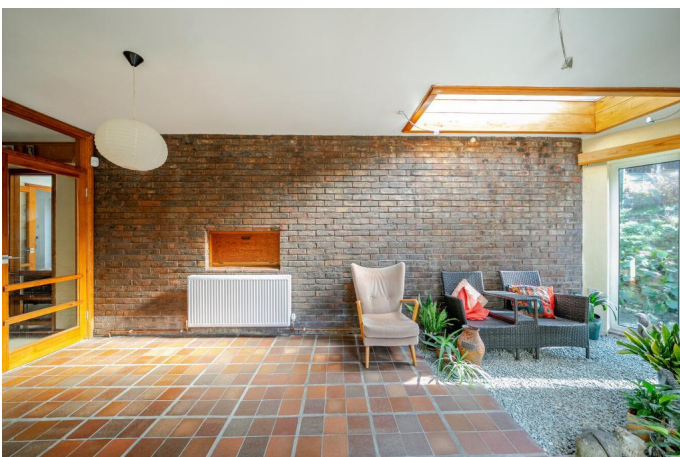
Practically in the heart of the old Surrey village of Warlingham, the location makes it possible to live with or without a car. The 409 bus stop is yards away and takes you to Upper Warlingham or Whyteleafe railway stations, where trains run direct to London Bridge or Victoria in approximately 30 mins.

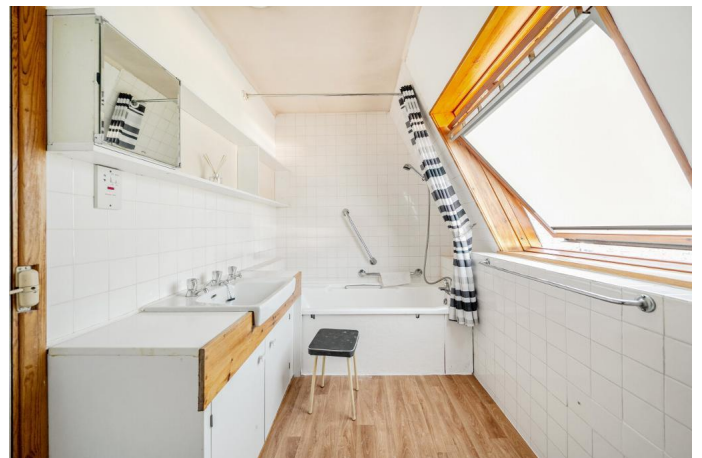
Everything is to hand in Warlingham Village; gastro pubs, well renowned GP surgeries, cafes, an award winning restaurant, as well as a close-knit village community and spirit.

Local schools include Whyteleafe Primary, Hamsey Green Primary & Nursery, Warlingham Secondary and the many Caterham schools, the latter much regarded for their private offering.

There is good access to the M25, with Junction 6 around 10 mins away by car, with Gatwick Airport only about a further 20 mins drive.







Bayards, Warlingham, CR6

Approximate Area = 2220 sq ft / 206.2 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Garage = 291 sq ft / 27 sq m

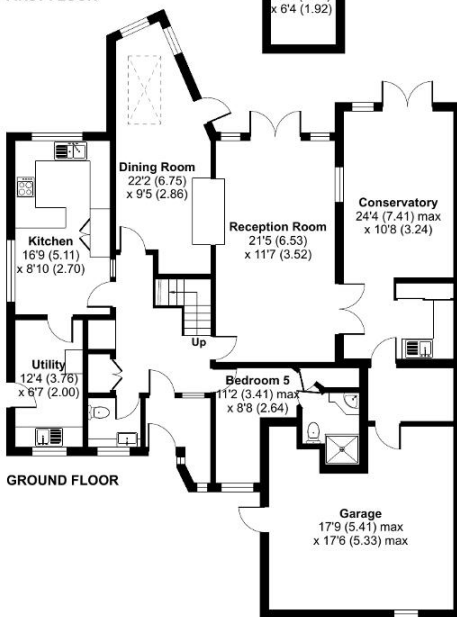
Total = 2539 sq ft / 235.8 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hannah James Estates. REF: 1279091

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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