



**RAYNERS**  
TOWN & COUNTRY

**FAIRVIEW, TANDRIDGE ROAD**  
**WARLINGHAM, SURREY, CR6 9LS**



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## WARLINGHAM, SURREY, CR6 9LS

Guide Price £2,750,000

This elegant detached residence was commissioned by the current vendor in 2010 boasting a generous living space of 7431 sq ft. Arranged over three floors, the accommodation provides a versatile and well-planned family home. Offering a truly bespoke finish including under floor heating on every floor (powered by an air source heat pump), a control 4 smart system to manage the lighting, a superb entertainment suite on the top floor with reinforced concrete flooring to eliminate any noise and also benefitting from air conditioning as well as a bar room, bedroom and bathroom. The grand entrance hall leads to five reception rooms including a stunning and well proportioned living room with doors out to the level garden, a cinema room (with space for a 75 inch screen), a triple aspect dining room, study/library and a superb kitchen with a central island, Siemens fitted appliances and imported natural quartzite work surfaces which opens to a dining area and large dual aspect orangery. Through the kitchen there is a large utility room, pantry and plant room along with a further study and then a door which leads to the double garage with electric doors and bespoke diamond dusted floor most commonly seen in car showrooms to really show off the vehicles. A staircase leads up to a separate self-contained apartment with a bedroom and ensuite shower as well as an open plan living room/kitchen. On the first floor of the main house there are four magnificent double bedrooms all with modern en-suite facilities but with the principle suite offering an absolute 'wow' factor with its fabulous range of wardrobes, en-suite with a bath and walk in 'rain' shower and a private balcony leading off the bedroom. There is also a useful laundry room on this floor.

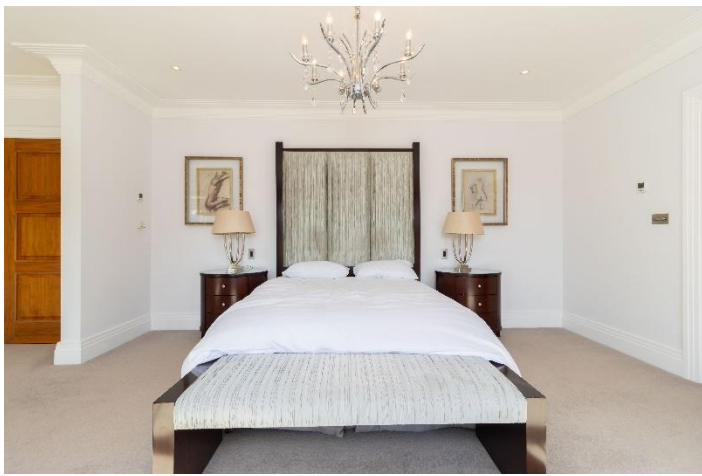


Situated on a highly regarded residential road on the 'golden triangle', the property is a short, level walk from Warlingham village, offering a picturesque green and a charming array of local shops, restaurants, and pubs. The Upper Warlingham Station (Zone 6) is 1.7 miles away, providing direct services to London Bridge and Victoria in approximately 30 minutes and the M25 motorway can be accessed at junction 6, just 4.4 miles away.









- Bespoke Detached House Built in 2010 on a Level Plot
- Electric Entrance Gates and Sweeping Gravel Driveway
- Five Receptions Rooms
- Six Bedrooms
- Six Bathrooms
- Superb Kitchen/Dining/Family Room.
- Cinema Room
- Entertainment Suite with Reinforced Floor
- Self-Contained Apartment/Annexe
- Level rear garden with large patio area



Nestled back from the road, the property is accessed through electric wrought iron gates, leading to a sweeping carriage gravel drive passing in front of the house and leading to the detached double garage.

The front garden boasts well-stocked flower beds, while the architectural design of the rear garden features a level lawn and a central path leading to a seating area.

A full-width terrace adjacent to the house includes a pergola, providing an ideal space for outdoor entertaining. Beautifully stocked borders with specialist plants and mature trees contribute to a high degree of privacy.



**Fairview**

Garage  
6.62 x 7.81m  
21'3" x 24'4"

Utility Room  
4.95 x 2.74m  
15'5" x 9'0"

Boiler Room  
3.65 x 2.53m  
12'0" x 9'3"

WC

Pantry

Study  
3.25 x 3.93m  
10'8" x 12'9"

Cinema Room  
4.86 x 4.59m  
15'10" x 15'0"

Entrance Hall

Porch

Dining Room  
5.20 x 5.31m  
17'1" x 13'5"

Living Room  
4.91 x 7.40m  
16'1" x 24'3"

Library / Office  
4.91 x 3.60m  
16'1" x 12'0"

Total Area: 604.0 m<sup>2</sup> ... 7470 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

**Master Bedroom**  
7.53 x 4.30m  
24'11" x 14'11"

**Bedroom**  
4.98 x 3.85m  
16'4" x 12'6"

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4.98 x 3.85m  
16'4" x 12'6"

**Bedroom**  
3.93 x 3.23m  
12'7" x 10'7"

**Bedroom**  
4.98 x 3.85m  
16'4" x 12'6"

**Ensuite**  
4.44 x 3.00m  
14'7" x 12'0"

**Ensuite**  
2.31 x 3.89m  
7'6" x 12'9"

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3.76 x 1.81m  
10'8" x 6'0"

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## Private road

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