



RAYNERS
TOWN & COUNTRY

HORTON, TYDCOMBE ROAD
WARLINGHAM, SURREY, CR6 9LU

HORTON, TYDCOMBE ROAD

WARLINGHAM, SURREY, CR6 9LU

Guide Price £1,595,000

Rayners are delighted to present *Horton*, a superb detached family residence offering versatile and well-proportioned accommodation, ideally situated on a generous corner plot just a short walk from Warlingham Green. The current vendors have completely refurbished the downstairs accommodation to a high standard and an internal viewing is highly recommended to appreciate the size and space on offer. A welcoming entrance hall, complete with a log-burning stove, sets the tone for the rest of the property. The expansive sitting room features an elegant Inglenook fireplace and bi-folding doors opening onto the rear terrace, creating a perfect space for entertaining. Adjoining this is a spacious room currently used as a home gym. Additional living areas include a light-filled double-aspect family room and a separate study—ideal for home working. At the heart of the home is a bespoke kitchen/breakfast room with bi-folding doors, a central island with breakfast bar, granite worktops, and integrated Miele appliances including a double oven, grill, and built-in coffee machine. A separate utility room provides additional practicality. The first floor hosts a luxurious principal suite complete with a generous dressing room and en-suite bathroom. Bedrooms two and three also feature built-in wardrobes and en-suite facilities. Two further good-sized bedrooms share a well-appointed family bathroom.

Outside, the property is accessed via electric gates opening onto a spacious driveway with ample off-street parking. The private rear garden features a slate patio and lawn, offering a tranquil setting for outdoor relaxation. This exceptional home combines classic charm with modern living and offers outstanding space, location, and potential for families seeking a forever home.







Tenure: Freehold Local Authority: Tandridge District Council
VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

Council Tax Band: H

EPC Rating: C

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
 01883 622 258
Enquiries@raynersproperties.com

Lettings
 01883 622 244
Enquiries@raynersletting.com

Land & New Homes
 01883 744 344
Warlingham@raynersproperties.com

RAYNERS
 TOWN & COUNTRY