



2 Waterfield Drive, Warlingham - CR6 9HP

Guide Price £1,375,000





2 Waterfield Drive

Warlingham, Warlingham

Exceptional 4-bed family home with expansive living spaces including open plan Kitchen/Diner/Family room, Lounge, Study, and Garden room. Ensuite & refitted Bathroom. Plus, a self-contained annex with its own bedroom, kitchen, and reception. Cul-de-sac location, double garage, and ample parking.

Council Tax band: G

Tenure: Freehold

- Entrance Hall
- Lounge
- Garden Room
- Study
- Fantastic open plan kitchen/family/dining room
- 4 Bedrooms
- 1 Bedroom two storey annex
- Double Garage



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Welcome to this spacious four bedroom detached family home that has undergone extensive modernisation and has been extended to create a spacious self contained annex, this residence offers the perfect blend of comfort, style, and functionality for a multi generation family.

Main Residence: Upon entry, you are greeted by a grand foyer that sets the tone for the residence's inviting ambiance. The ground floor features a generously sized lounge, perfect for relaxation and entertaining guests. Located off the lounge is the garden room which is flooded with natural light and provides an ideal place to enjoy the views over the garden. There is also a well-appointed study.

The heart of the home lies in the expansive open plan Kitchen/Diner/Family room, offering a seamless integration of living spaces. This versatile area is ideal for everyday family gatherings or hosting large-scale events, with ample natural light illuminating the space and bifold doors leading to the garden.

Upstairs, the accommodation comprises four spacious bedrooms, including a luxurious ensuite master bedroom, offering a private oasis for relaxation. Additionally, a refitted bathroom provides modern amenities and convenience for the family.

Annex: Complementing the main residence is a separate self-contained one-bedroom annex, offering flexibility and privacy for extended family or guests. The annex includes a reception room, well-equipped kitchen, utility room with a w.c, and a double bedroom with ensuite facilities on the first floor, . the annex can be access from the main kitchen and from the outside ensuring comfort and independence.

Exterior: Outside, the property boasts a large double garage and off-street parking, providing ample space for vehicles and storage. The meticulously landscaped garden offers a picturesque backdrop for outdoor activities and al fresco dining, while the cul-de-sac location ensures peace and privacy.

Warlingham Village Green is a picturesque and historic open space located in the heart of Warlingham. Surrounded by quaint cottages, shops pubs and restaurants, the green serves as a focal point for community gatherings and events. The green is also home to a number of traditional events throughout the







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Key Features:

- Extended four-bedroom detached family home
- Large open plan Kitchen/Diner/Family room
- Lounge and Study
- Garden room
- Luxurious ensuite master bedroom
- Refitted bathroom for modern convenience
- Separate self-contained one-bedroom annex
- Double garage and off-street parking
- Cul-de-sac location for peace and privacy

This meticulously crafted property presents an exceptional opportunity to embrace luxurious family living in a tranquil and convenient location. Contact us today to arrange a viewing and experience the epitome of modern living firsthand.

Warlingham Village Green is a picturesque and historic open space located in the heart of Warlingham. Surrounded by quaint cottages, shops pubs and restaurants, the green serves as a focal point for community gatherings and events. The green is also home to a number of traditional events throughout the year, such as fetes, markets, and seasonal celebrations, which further enrich the vibrant village atmosphere.

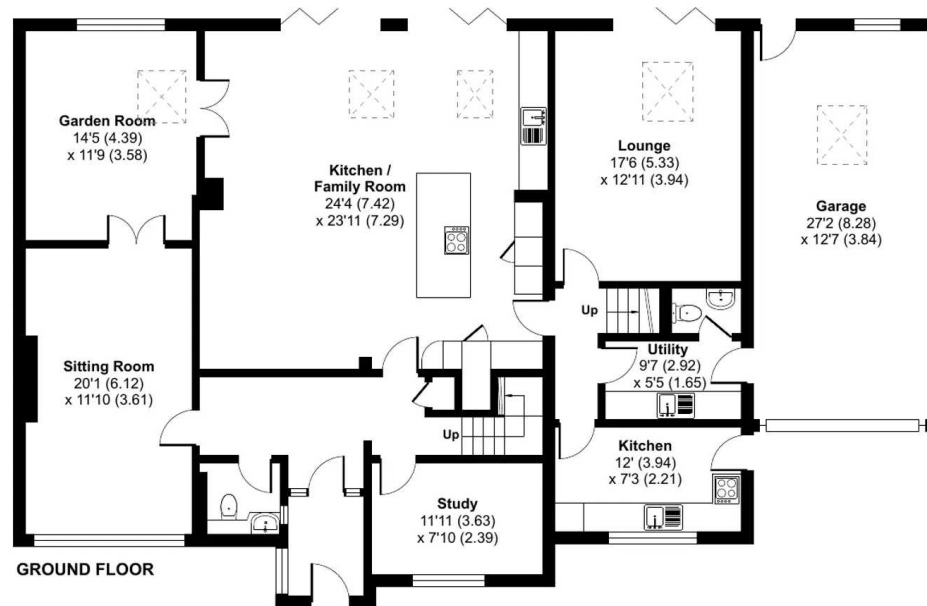
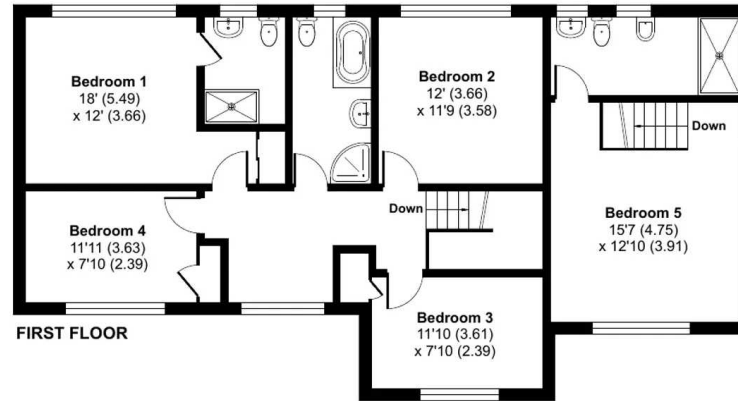
Waterfield Drive, Warlingham, CR6

Approximate Area = 2905 sq ft / 269.8 sq m

Garage = 340 sq ft / 31.5 sq m

Total = 3245 sq ft / 301.3 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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