



## Crewes House, Crewes Lane - CR6 9NS

Guide Price £1,625,000







A four bedroom wing of a former manor house oozing with character and charm situated in a tucked away rural location with views over fields with the added benefit of a charming annex situated in the front garden boosting from a staggering total 2965sq ft. Viewing highly recommended.

This property is a rare gem, offering the tranquility of rural living with the grandeur of historical significance. It is perfect for those seeking a distinguished residence with versatile options for modern living.

Council Tax band: G  
Tenure: Freehold  
EPC Energy Efficiency Rating: F

- Sitting Room
- Wonderful Kitchen/dining Room
- Large Conservatory
- Utility Room
- Master Bedroom with En-Suite
- Three further Bedrooms
- Self contained bespoke annex/Leisure facility with hot tub and sauna.
- Secure gated parking with electric car charger.





**Overview:** This exquisite wing of a historic manor house offers a unique blend of period charm and modern convenience in a picturesque rural setting. Rarely will you find such stately elegance within 28 minutes of central London. Carew Manor, with its origins dating back to the 14th century. The land was granted to the Carew family in the 14th century, and the manor has retained its noble essence through the ages. In 1954, the manor house was thoughtfully sub-divided, preserving its grandeur while creating distinct living spaces.

**Accommodation:** The total living area, amounting to **2965 sq ft**, inclusive of annex, this accommodation boasts well-proportioned rooms to include a fantastic Poggenpohl Kitchen/Breakfast Room with a central island and feature fireplace, located off the kitchen is the utility room and downstairs cloakroom. There is a large formal sitting room with views over the garden and a large feature fireplace. The ground floor accommodation is completed by a large conservatory offering stunning rural views over the garden and fields beyond.

On the first floor there is a spacious master bedroom with ensuite shower room, a further double bedroom and bathroom complete the first floor. There are two further double bedrooms on the second floor.

**Exterior:** Electrically operated double gates lead to a gravelled drive providing ample parking space with electric car charger and fully plumbed in hot tub, convenient access to the annex. The manicured grounds enhance the serene ambiance, making this an idyllic retreat.

**Annex:** The annex designed by local architect, integrating local flint, handmade bespoke kitchenette, full wet room and infrared sauna. The annex presents an exciting opportunity to create a separate living space for family members or to develop a leisure facility. The current layout includes a bespoke kitchenette/reception room: Perfect for entertaining guests with doors leading to the garden, double height vaulted ceiling. Gym with Sauna and Shower Room. A Play Room and a separate Study.

#### **Key Features:**

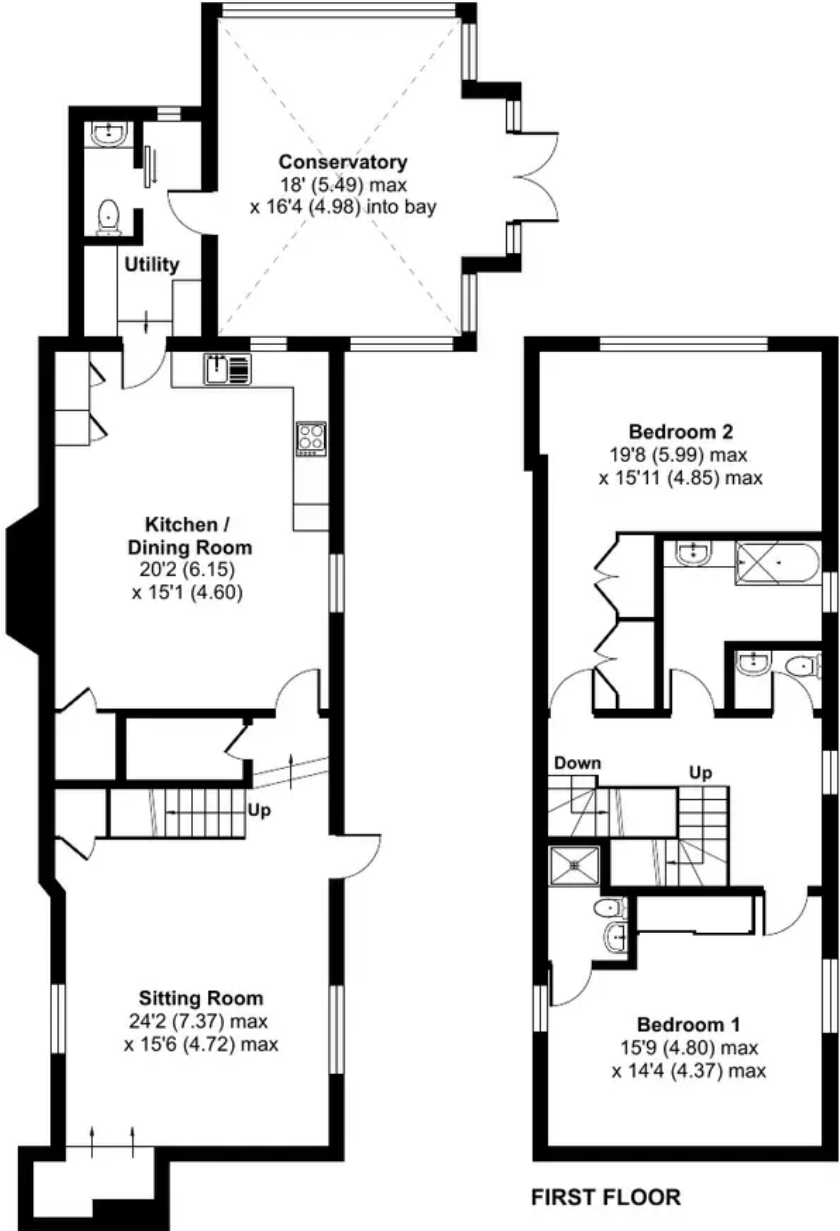
- Elegant wing of a former manor house
- Rich historical background connected to the Carew family
- Sub-divided in 1954, combining historical charm with modern living
- Well-proportioned rooms with fine rural views
- Gravelled drive with ample parking
- Versatile annex with potential for separate accommodation or leisure facilities



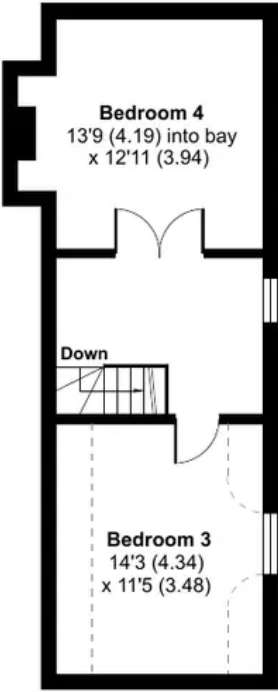
# Crewes Lane, Warlingham, CR6

Approximate Area = 2181 sq ft / 202.6 sq m  
 Limited Use Area(s) = 48 sq ft / 4.4 sq m  
 Outbuilding = 213 sq ft / 19.7 sq m  
 Annexe = 523 sq ft / 48.5 sq m  
 Total = 2965 sq ft / 275.4 sq m

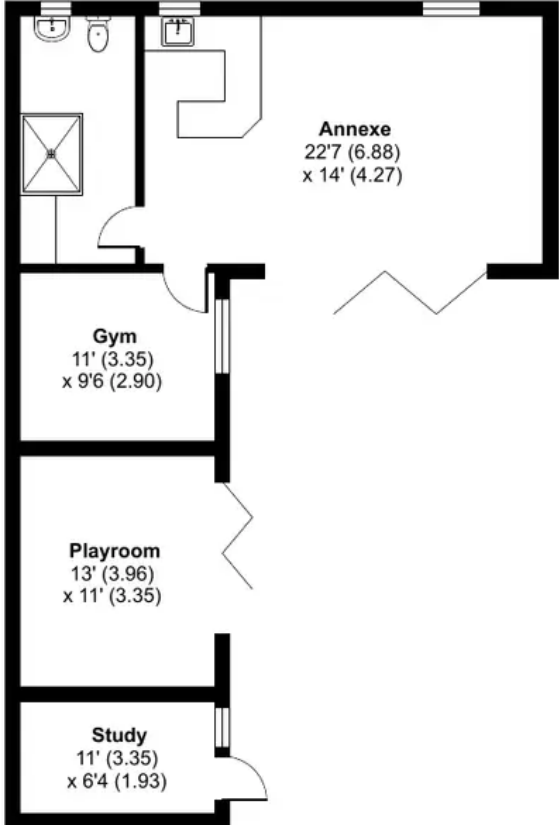
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FIRST FLOOR



SECOND FLOOR



ANNEXE / OUTBUILDING

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1131857





## Park & Bailey Warlingham

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