



103 Westhall Road, Warlingham - CR6 9HG

Guide Price **£1,450,000**





103 Westhall Road

Warlingham, Warlingham

A beautifully presented five bedroom Victorian residence with two spacious reception rooms a stunning kitchen/dining room & conservatory. Offered in excellent decorative order throughout and is situated in a convenient location mid way between Warlingham Green and Upper Warlingham Train Station

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

Warlingham is a village in the Tandridge district of Surrey, England. Located on the North Downs, it is about 14 miles south of central London, making it a popular residential area for commuters. Warlingham offers a blend of rural charm and suburban convenience, making it an attractive place to live for those who appreciate a quieter lifestyle while still being within reach of London and other major destinations.



103 Westhall Road

Warlingham, Warlingham

Stunning Five Bedroom Detached Victorian House with Original Features

Welcome to this exceptional five bedroom detached Victorian house, presented in excellent decorative order and retaining many original features. This stunning property combines historical charm with modern luxury, creating a truly unique and inviting family home.

Entrance Hall: As you step through the front door, you are greeted by a spacious and welcoming entrance hall. Thoughtfully designed, it includes built-in storage solutions and a convenient cloakroom, perfect for guests and everyday use.

Lounge: The lounge is a beautiful, bright, and spacious reception room featuring a striking fireplace as its focal point. The original bay window to the front floods the room with natural light, highlighting the room's elegant proportions and period details.

Dining Room: The separate double aspect dining room is ideal for formal entertaining or family meals. Its dual aspect allows for abundant natural light, creating a warm and inviting atmosphere.

Kitchen/Dining Room: The heart of this home is the recently refitted kitchen/dining room. It boasts an extensive range of handmade painted units, including floor-to-ceiling larder cupboards, and luxurious marble work surfaces. This space combines style and functionality, providing ample room for cooking and casual dining.

Conservatory: Adjacent to the kitchen is a delightful conservatory. This additional living space overlooks the beautifully landscaped rear garden, making it an ideal spot for relaxation and entertaining throughout the year.







103 Westhall Road

Warlingham, Warlingham

Utility Room: The practical utility room offers additional storage and laundry facilities, with direct access to both the garage and the gardens.

First Floor: The first floor accommodates three spacious double bedrooms, each offering comfort and style. These rooms are well-proportioned and feature original elements that add character and charm. A luxurious family shower room and a second well-appointed bathroom serve this floor.

Second Floor: On the second floor, you will find two further bedrooms. These versatile spaces can be used as guest rooms, home offices, or playrooms, providing flexibility to suit your needs.

Outdoor Spaces:

Front Garden: The well-maintained front garden enhances the property's curb appeal, creating a welcoming first impression.

Rear Garden: The beautifully landscaped rear garden is an ideal retreat for outdoor relaxation and entertaining. Its thoughtful design offers a serene and private outdoor space.

Driveway and Garage: The property benefits from a driveway providing off-street parking, leading to a double garage. This offers ample space for parking and additional storage.

This exceptional Victorian house offers a rare blend of period elegance and contemporary comfort. With its original features, spacious rooms, and high-quality finishes, it is ready to welcome its new owners. Arrange a viewing today to fully appreciate all this beautiful home has to offer.

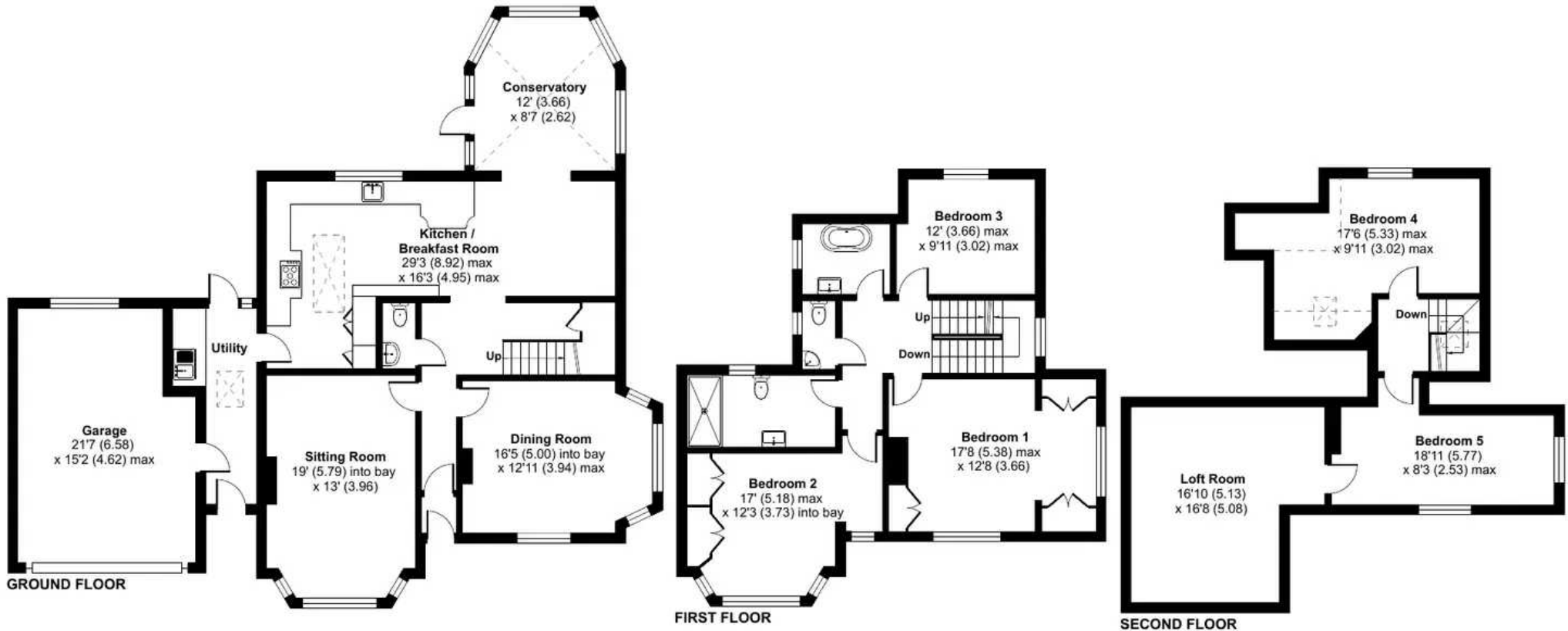
Westhall Road, Warlingham, CR6

Approximate Area = 2681 sq ft / 249 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Garage = 307 sq ft / 28.5 sq m
Total = 3041 sq ft / 282.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1154112



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/