



Beechwood Lane, Warlingham - CR6 9LT

Guide Price £1,800,000





Beechwood Lane

A stunning 5-bed detached home in sought-after Warlingham gated road. Extensively refurbished, indoor pool, valley views, L-shaped reception room, kitchen with utility, two bedrooms with ensuite, loft room, double garage, in/out driveway, large garden with pool complex.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Stunning Views Over Woldingham Golf Course
- Fully fitted Pool Room with changing facilities
- Double Garage
- Two En-suite Bedrooms
- Gated Road
- Vendor Suited, No Chain



Surrounded by Green Belt this beautiful family home with Blanchmans nature reserve to the front features stunning views to the rear over the valley and Woldingham Golf Course. The accommodation is arranged over three floors and comprises an entrance hall with storage cupboard and cloakroom : There is a large L shaped reception room with two sets of patio doors leading to the rear garden, marble fireplace with inset wood burning stove. This room could be divided to create two reception rooms if required. Located off the reception room is an extended family/games room with double patio doors to the rear garden.

The kitchen has been fitted in an extensive range of base and eye level units with granite work surfaces over, to the front of the property is a large utility room with access to the double garage. On the first floor there are four double bedrooms all with built in wardrobes .

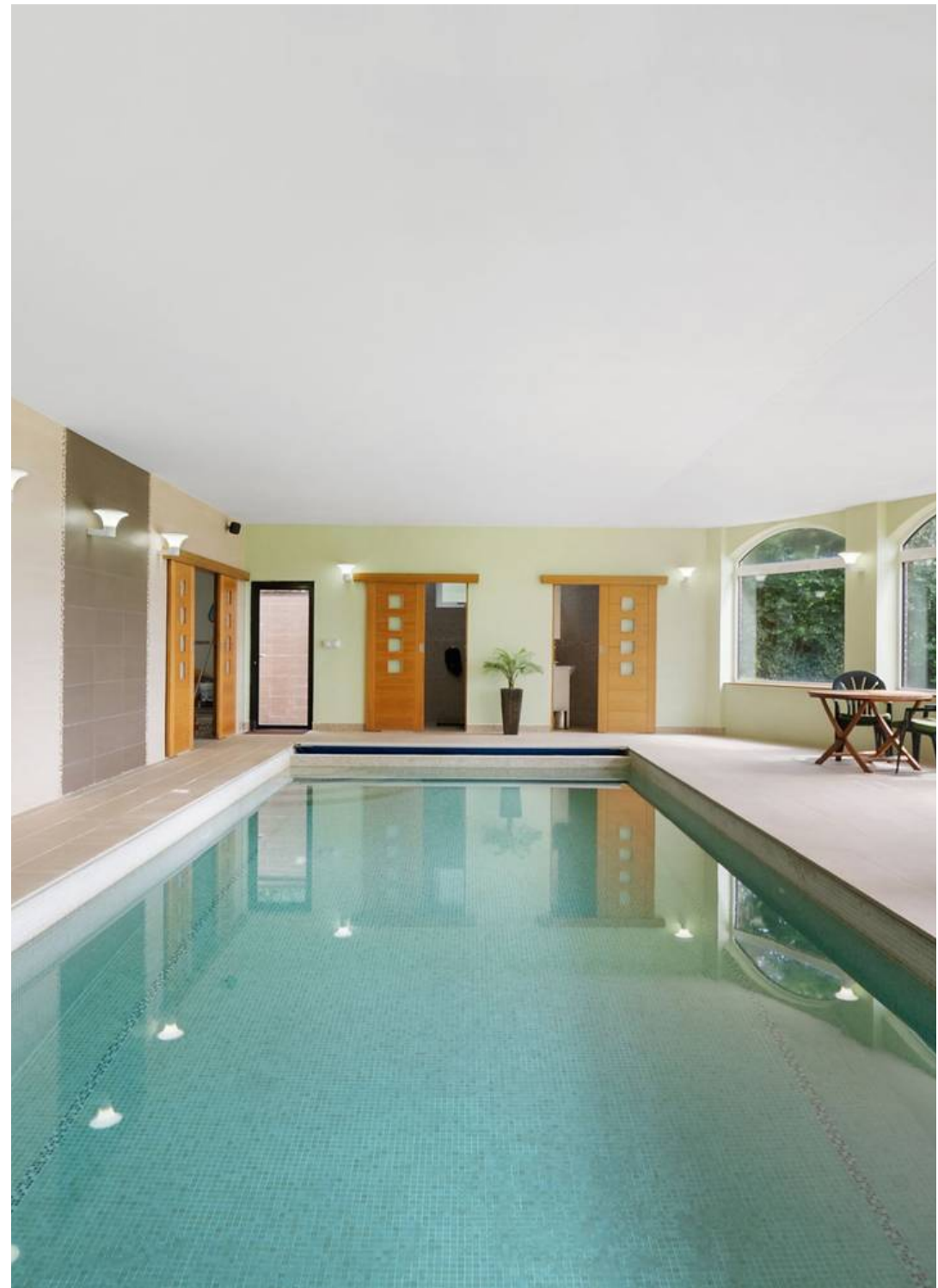
Two of the bedrooms are ensuite one with a bath and shower the other with a walk-in shower.. All of the bedrooms have a rear aspect and stunning views over the garden and golf course. The first floor landing has a built in storage cupboard and a boiler/drying room, as well as a further shower room. Stairs lead to a large loft room which would make a fantastic bedroom/home office or games room.

Outside To the front of the property is an in and out driveway with remote controlled electric gates providing secure off street parking leading to the double garage. The rear garden has a large paved terrace affording stunning views over the golf course, leading to a level lawn with a further area of private garden lawn beyond the swimming pool.

The swimming pool complex measuring 109.9 m2 1182 sq. ft [pool 9m x 4m approx.] is located half way down the garden via steps from the upper lawn and comprises a detached building with double doors and four double glazed windows overlooking the garden and golf course Heated swimming pool with hydraulic cover, shower room, separate wc, boiler room and a store room. Situated in one of the most sought after gated private roads in Warlingham is this stunning five bedroom detached family home that has undergone extensive refurbishment by the current owners and comes with an amazing indoor swimming pool.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200

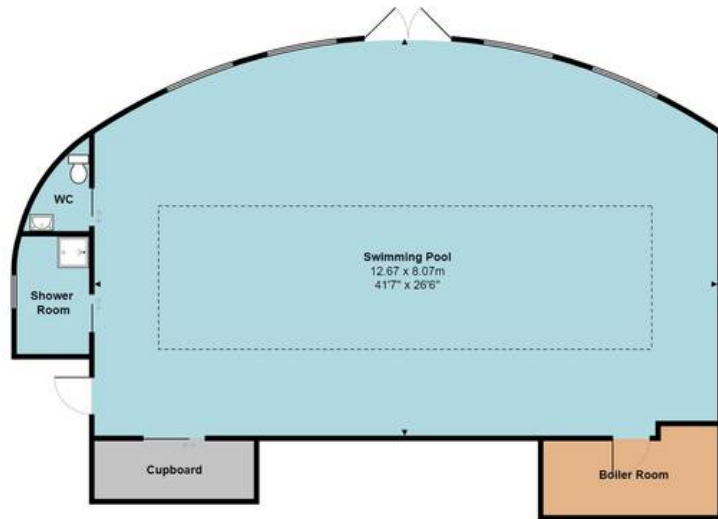
Key Features of Beachwood Lane and Surrounding Area: Residential Area:
Beachwood Lane is primarily residential, with a variety of homes ranging from



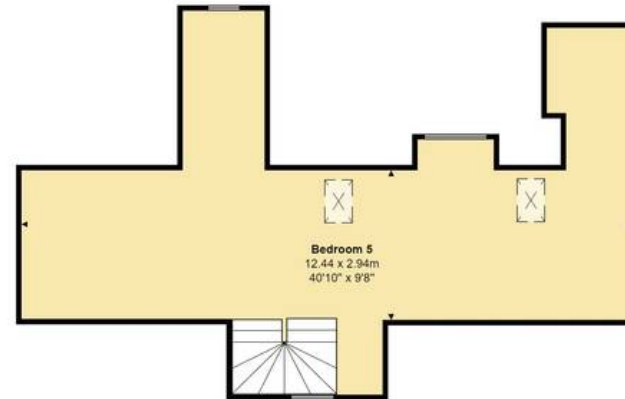
Beechwood Lane, Waringham, CR6

Total Floor Area: 439.7 m² ... 4733 ft²

Measurements are approximate,
not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com



Outbuilding
Total Floor Area 109.9 m² ... 1182 ft²



2nd Floor
Total Floor Area 53.4 m² ... 575 ft²



Ground Floor
Total Floor Area 165.8 m² ... 1784 ft²



1st Floor
Total Floor Area 110.6 m² ... 1191 ft²



Park & Bailey Warlingham

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