



Searchwood Road, Warlingham - CR6 9BB

In Excess of **£1,000,000**





Searchwood Road

Warlingham

Park & Bailey are delighted to offer to market this five-bedroom chalet-style home, offering flexible accommodation across three well-appointed floors. Call today to arrange your appointment.

Welcome to this deceptively spacious and beautifully presented five-bedroom chalet-style home, offering flexible accommodation across three well-appointed floors. This unique property seamlessly blends modern living with versatility, making it an ideal home for growing families or those seeking additional space for multi-generational living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Walking distance to Upper Warlingham Station
- 6 Bedroom Detached Family Home
- 2 Bedroom Self Contained Annex
- Master Bedroom with En-suite and Dressing Room
- Kitchen/Sitting Room
- Garage



As you step into the property, you're greeted by a spacious entrance hall leading to a fantastic open-plan kitchen/sitting room. This bright and airy space is perfect for both relaxed family gatherings and more formal entertaining, with ample room for dining and lounging. The modern kitchen is equipped with high-quality appliances and plenty of storage, making it a true hub of the home.

Also on the ground floor is a versatile room that can serve as a bedroom or additional reception room, offering flexibility to suit your needs. A well-appointed bathroom with both a bath and shower completes the ground floor accommodation, providing convenience for guests or ground-level living.

Ascending to the first floor, you'll find the luxurious master suite, which boasts an ensuite shower room and a spacious dressing room, offering a private retreat within the home. The master suite also benefits from a study area, perfect for working from home or enjoying a quiet reading nook. A second generous bedroom and an additional shower room on this floor ensure comfort and privacy for all family members.

The top floor provides two further bedrooms, making this an ideal space for teenagers, guests, or a private office area. Each room is well-proportioned and enjoys plenty of natural light, adding to the home's welcoming ambiance.

In addition to the main residence, this property includes a fantastic two-bedroom split-level annex with its own private entrance. The annex features an open-plan kitchen/living room with doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. Two comfortable bedrooms and a well-appointed bathroom make this annex an ideal space for extended family, guests, or as a potential rental opportunity.

The property is set on a generous plot with a beautifully maintained garden that offers both privacy and space for outdoor activities. Off-street parking is available for numerous vehicles, ensuring ample space for family and visitors alike. Additionally, the property includes a garage, providing further storage or parking options.

This deceptively spacious chalet-style home truly must be seen to be appreciated. With its versatile accommodation, stunning annex, and ample parking, it offers a unique opportunity to acquire a substantial and flexible family home in a desirable location. Don't miss the chance to make this exceptional property your own.



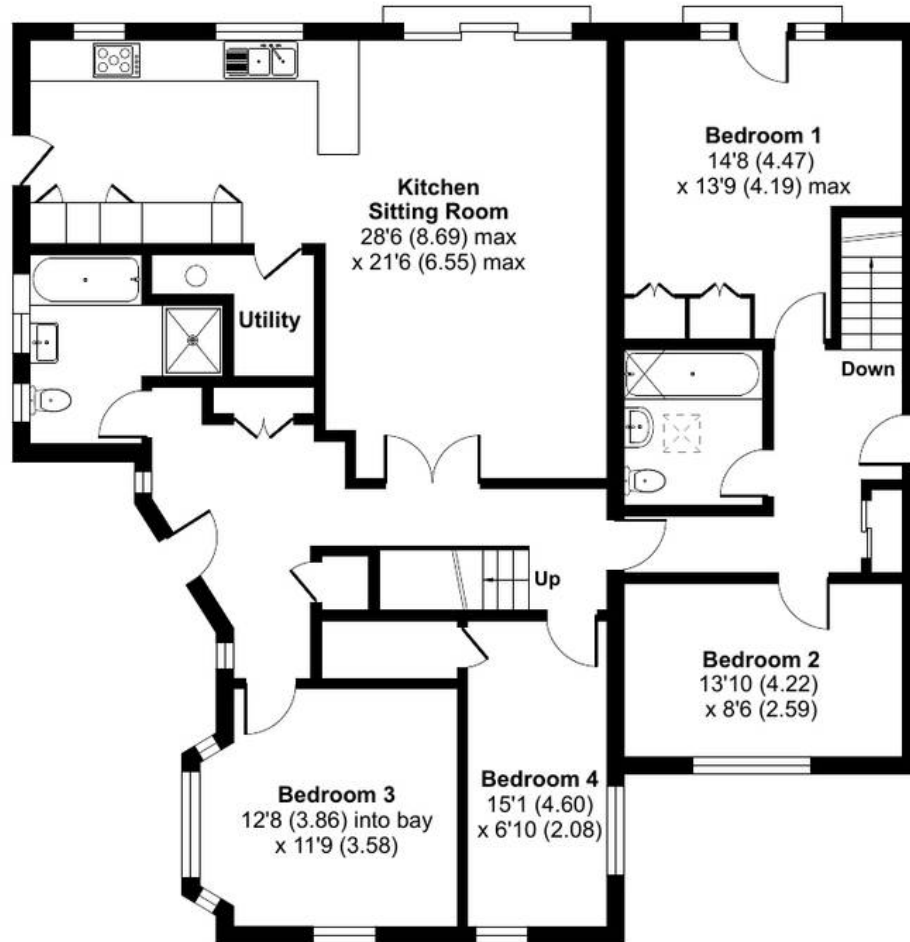
Searchwood Road, Warlingham, CR6



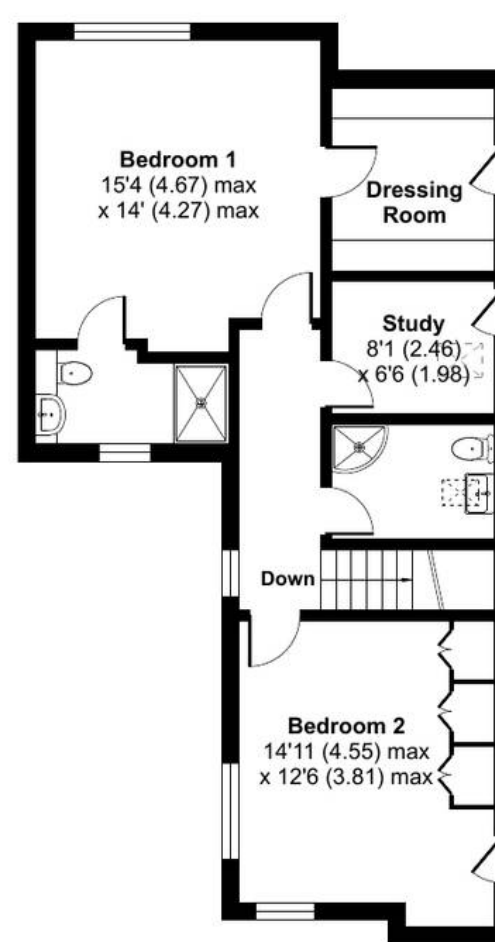
Approximate Area = 1744 sq ft / 162 sq m
Limited Use Area(s) = 881 sq ft / 81.8 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 2760 sq ft / 256.4 sq m

For identification only - Not to scale

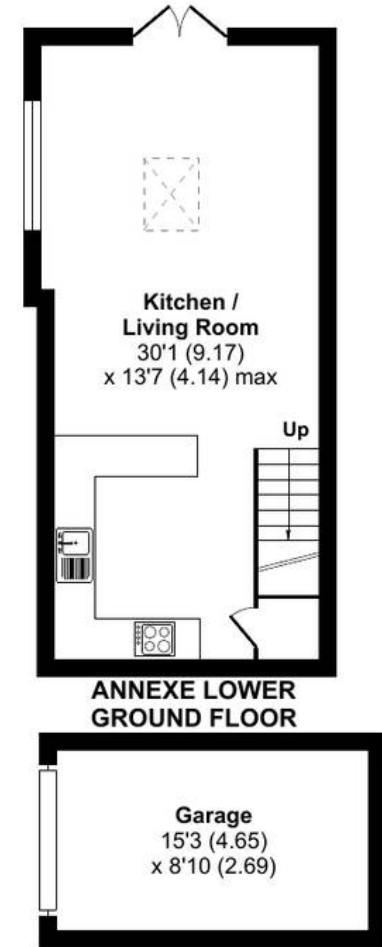
Denotes restricted
head height



**GROUND FLOOR /
ANNEXE GROUND FLOOR**



FIRST FLOOR



**ANNEXE LOWER
GROUND FLOOR**





Park & Bailey Warlingham

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