



4 Marks Road, Warlingham - CR6 9SH

In Excess of £1,000,000





4 Marks Road

Warlingham

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four-bedroom detached family home
- Versatile and highly individual layout
- Expansive open-plan kitchen/dining/living area
- Ground floor master suite with dressing room and en suite
- First floor reception room with vaulted ceiling and balcony
- Three further double bedrooms and family bathroom
- Detached double garage and ample off-street parking
- Landscaped rear garden with entertaining areas and swimming pool



The ground floor opens into a generous entrance hall, setting the tone with a feeling of light and space. A cloakroom/WC is located off the hallway for added convenience.

At the heart of the home is a stunning open-plan kitchen/dining/living area, where the kitchen has been opened through to the dining space and onward to the lounge, creating an expansive and sociable layout. The space is beautifully lit by triple-glazed windows and doors, which provide seamless access to the rear garden. A utility room is located just off the kitchen, keeping everyday tasks neatly tucked away.

The luxurious master bedroom suite is situated on the ground floor, offering a peaceful retreat complete with its own dressing room with a walk in wardrobe and a spacious en suite bathroom, fitted with both a bath and a separate shower. The room also benefits from fitted wardrobes.

The first floor features a fantastic additional reception room, perfect as a lounge, media room, or entertaining space, with a striking vaulted ceiling and access to a part-covered balcony overlooking the rear garden—ideal for morning coffee or evening relaxation.

- Three further double bedrooms, each generously proportioned
- A modern family bathroom, well-appointed to serve the upper floor

The home sits well back from the road, with a gravel driveway providing ample off-street parking and access to a detached double garage.

To the rear, the landscaped L-shaped garden is designed for both relaxation and entertaining, with paved seating areas, raised beds, and a lawned section. At the far end of the garden lies a secluded swimming pool, complete with space around the pool for lounging and outdoor furniture, offering a true haven for summer enjoyment.

This exceptional property offers an abundance of space and a flexible layout rarely found in today's market. A must-see home for families seeking both comfort and individuality in a peaceful, private setting. Early viewing is strongly recommended.



Marks Road, Warlingham, CR6

Approximate Area = 2184 sq ft / 202.9 sq m (includes garage)

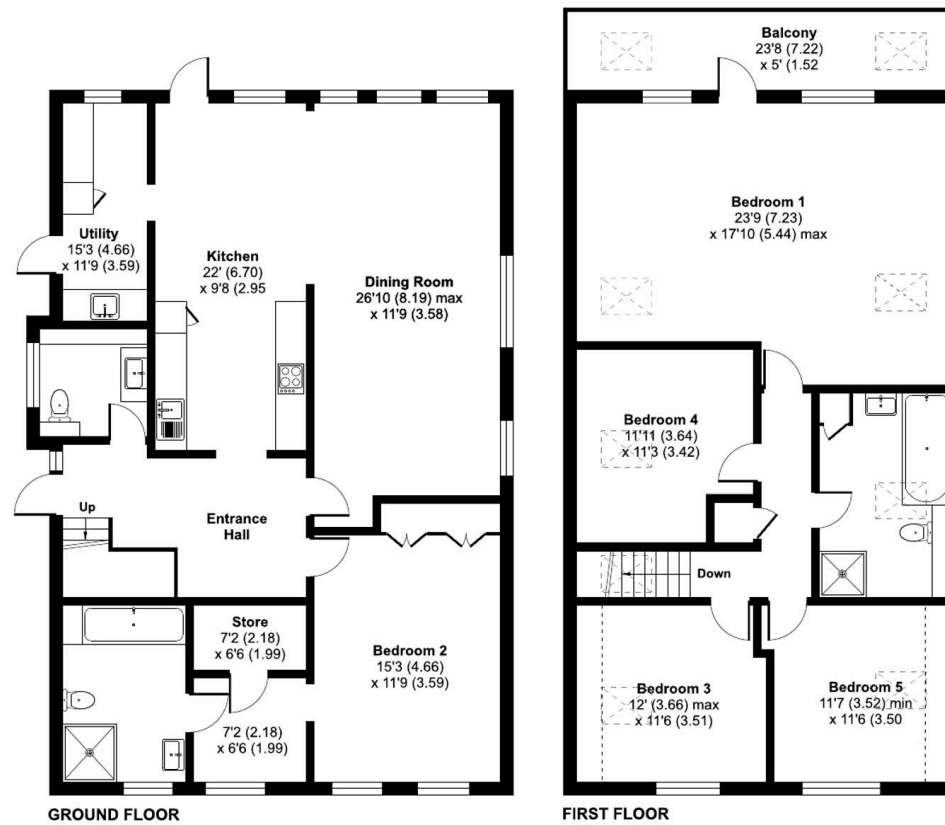
Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 2220 sq ft / 206.2 sq m

For identification only - Not to scale



Denotes restricted
head height





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