



219 Farleigh Road, Warlingham – CR6 9EL

In Excess of £2,000,000





219 Farleigh Road

Warlingham

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Smart entry system with fingerprint/phone access
- Bespoke Nolte kitchen with Siemens appliances
- Four reception rooms including cinema & study
- Five luxurious bedrooms, multiple en-suites
- Luxury flooring: cotton white resin, Amtico walnut chevron & quality carpets
- Detached gym/home office with designer shower room
- South-west facing landscaped garden
- Detached double garage + in-and-out resin driveway
- Zone-controlled underfloor heating (ground floor & bathrooms)
- Full home security system with external cameras



Nestled on a prime corner plot at the end of a peaceful lane leading to open countryside and scenic walks, 'Olive House' is a truly outstanding five-bedroom detached residence, expertly renovated and extended to the highest of standards. Every detail has been carefully considered and executed with an unwavering commitment to quality, luxury, and innovation, resulting in a home that is both striking in design and exceptional in comfort.

Accessed via double sets of sliding electric gates with an intercom and surveillance system, the property opens onto a stunning carriage-style driveway finished in premium permeable resin, surrounded by mature laurels and decorative iron fencing ensuring both privacy and kerb appeal. The bespoke steel front door, with smartphone, fingerprint, and keyless entry, sets the tone for the impressive interior that lies beyond.

Ground Floor – Exceptional Space & Stunning Design

First Floor – Elegant Bedrooms & Designer Bathrooms

Second Floor – The Ultimate Retreat

Gardens, Gym & Outbuildings

Externally, the south-west facing rear garden has been thoughtfully landscaped and laid to lawn, bordered by mature conifers for privacy. A generous resin patio terrace spans the width of the house, perfect for entertaining.

A fully fitted home gym or office sits within the garden, beautifully designed with slatted panel cladding, LED lights, crittall doors, and PU resin flooring. The accompanying shower room is styled with Cassava lime wash walls, copper sanitary ware, and fluted wood-effect tiles.

To the front, a detached double garage with electric doors and power supply is accompanied by driveway space for three additional cars.





Ground Floor



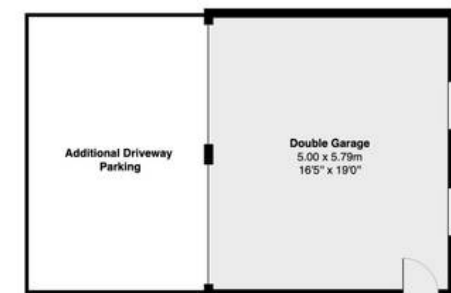
First Floor



Second Floor



Outbuilding



Additional Driveway Parking

Double Garage



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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