



1 Westview Road, Warlingham – CR6 9JD

Guide Price **£775,000**





1 Westview Road

Warlingham

Charming 4-bed Edwardian coach house in sought-after Warlingham. Blends period character with modern living, featuring spacious rooms, gardens, parking & stunning views over Whyteleafe.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Characterful detached Edwardian coach house
- Four spacious bedrooms arranged over two floors
- Fitted kitchen with option to create open-plan layout (STPP)
- Versatile ground floor bedroom, study, or guest suite
- Family bathroom with bath and separate shower
- Private driveway providing off-street parking
- Mature gardens with views over Whyteleafe
- Prime location near Warlingham Village, schools & transport links
- Planning permission (elapsed) for additional bedroom and en suite



Discover this characterful detached Edwardian coach house, once an integral part of the renowned Kooringa estate, ideally located in Warlingham. Steeped in history and charm, this exceptional four-bedroom residence combines period elegance with the space and flexibility modern living demands.

Step inside to find a generously proportioned lounge and dining area, perfect for relaxing or entertaining. Door seamlessly connect this inviting space to a fitted kitchen, with the option to open up the adjoining separate dining room for a larger, open-plan feel, subject to the required building regulations. The ground floor further benefits from a versatile double bedroom, ideal as a guest suite or peaceful study, as well as a convenient WC.

Upstairs, three substantial double bedrooms await, all arranged off a large landing that has space for a study area or reading nook. A well-appointed family bathroom includes both a bath and separate shower, catering to every need.

Outside, enjoy private driveway parking and mature gardens enveloping the property, opening to the rear and offering captivating views over Whyteleafe. Whether it's a summer barbecue, children's play, or quiet relaxation, the garden provides a tranquil escape from the bustle of daily life.

Warlingham itself is a highly sought-after village, famed for its picturesque green, superb local pubs, and thriving independent shops. Outstanding schools, a close-knit community, and excellent local amenities make this a prime location for families and professionals alike. Commuters will appreciate nearby Whyteleafe and Upper Warlingham railway stations, offering swift journeys into central London, while the stunning North Downs countryside is just moments away for weekend walks or cycling.

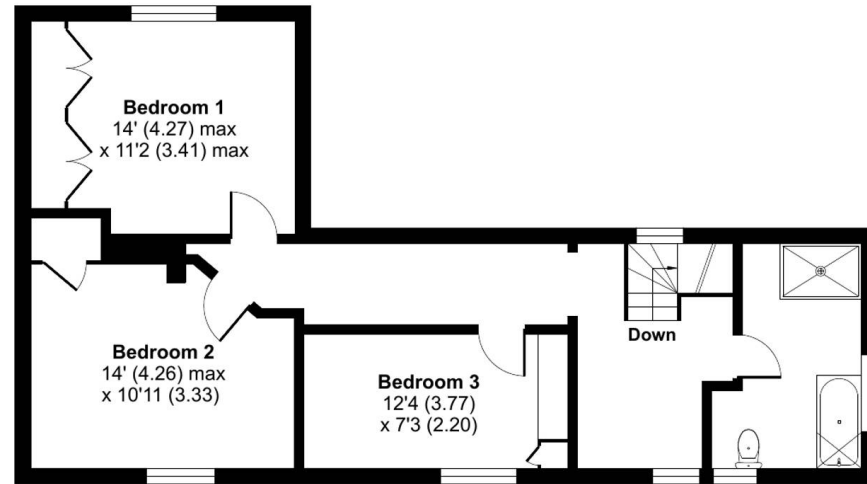
Experience the perfect blend of history, space, and unrivalled convenience in this unique coach house. Arrange a viewing today to fully appreciate all that this remarkable property has to offer.



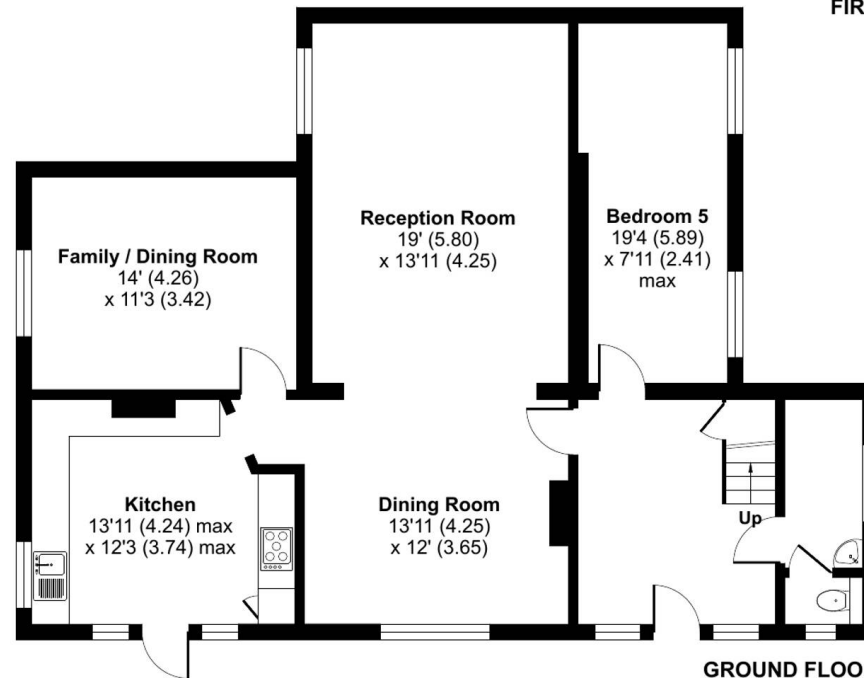
Westview Road, Warlingham, CR6

Approximate Area = 1815 sq ft / 168.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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

As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

