



Grosvenor The Mount, Warlingham – CR6 9JF

Guide Price £1,400,000





Grosvenor The Mount

Warlingham

Located in a peaceful cul-de-sac, this elegant circa 1889 double-fronted home offers over 4,000 sq ft of refined living, blending timeless period charm with contemporary living.

Council Tax band: H

EPC Energy Efficiency Rating: D

- Prestigious double-fronted detached Victorian home
- Over 4,000 sq ft of elegant and versatile accommodation
- Grand reception hall with stained glass and herringbone flooring
- Three reception rooms
- Bespoke kitchen/breakfast room with integrated appliances
- Principal bedroom suite with balcony and panoramic views
- Four further double bedrooms
- Beautifully landscaped gardens with terraces and summer house
- Double garage, single garage, and ample private parking



Tucked away within a peaceful cul-de-sac and approached via an impressive gated driveway, this remarkable double-fronted detached residence—believed to date back to circa 1889—exudes timeless elegance and historic charm. Thoughtfully refurbished over the years, the property now offers over 4,000 sq ft of beautifully balanced accommodation, seamlessly blending period character with refined modern comfort.

Upon passing through the pillared entrance, the home immediately commands attention. The grand reception hall provides a superb first impression, with intricate stained glass windows, herringbone woodblock flooring and a welcoming log burner that creates a sense of warmth and sophistication.

The ground floor accommodation is both impressive and versatile. The 28-foot double-aspect reception room, affectionately known as *The Blue Room*, forms a stunning centrepiece of the home, complete with elegant period detailing and direct access to a charming terrace—perfect for relaxed entertaining and indoor-outdoor living. Adjacent lies *The Green Room*, another beautifully proportioned reception space enjoying dual aspects and abundant natural light. A separate study, currently arranged as a cinema room, features a distinctive wood-panelled ceiling, adding to the property's rich character and individuality.

The well-appointed kitchen/breakfast room offers a generous and practical family space, fitted with bespoke cabinetry, integrated appliances, and direct access to the rear garden. A useful utility room and two guest cloakrooms complete the ground floor accommodation, ensuring both comfort and convenience.

The galleried first floor continues to impress, with a spacious principal bedroom suite enjoying built-in wardrobes, a luxurious en-suite double shower room, and French doors opening onto a delightful balcony that provides far-reaching views over the surrounding landscape. Four further double bedrooms provide excellent family accommodation, with two sharing a stylish “Jack and Jill” bathroom and both featuring walk-in dressing rooms. A contemporary family bathroom and a separate WC serve the remaining bedrooms.

The landscaped rear garden forms a tranquil and private retreat, elevated to provide magnificent panoramic views. Thoughtfully designed to complement the house, it features generous terraced areas for outdoor dining and entertaining, a sun terrace, and a substantial elevated summer house—ideal for a home office, studio, or relaxation space. The front of the property offers ample parking and storage options, including a double garage, a separate single garage, and a wood store, all accessed via the secure gated driveway.

Location

This exceptional home is ideally positioned within easy reach of local amenities and transport links. Upper Warlingham Station lies approximately one mile



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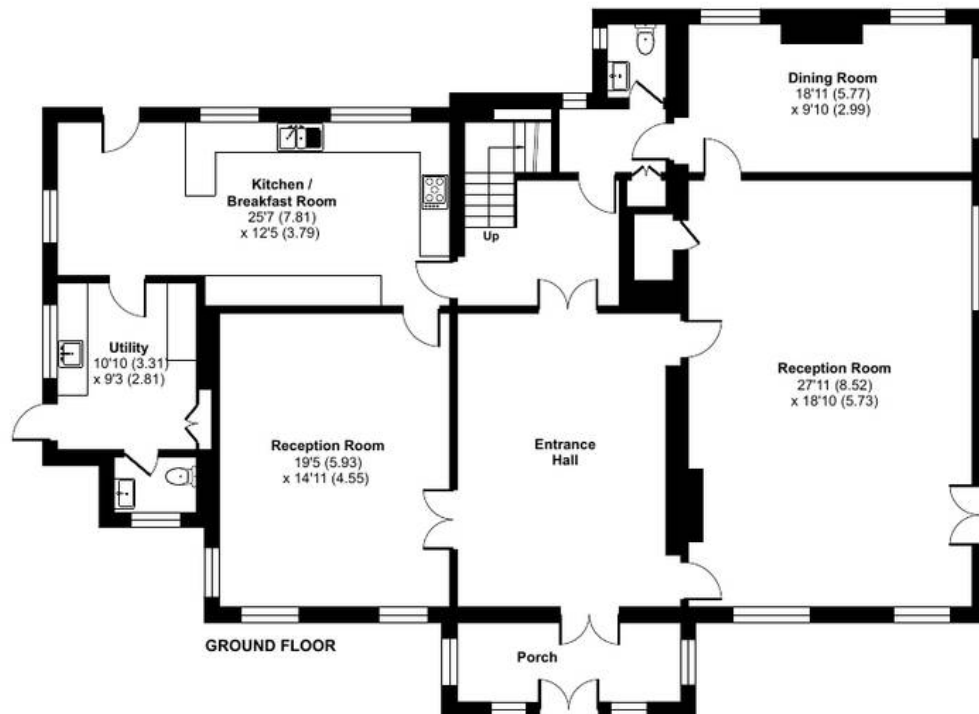
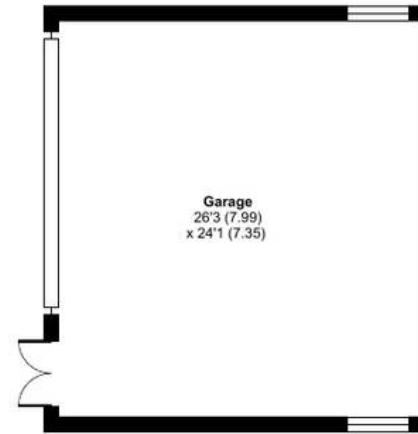
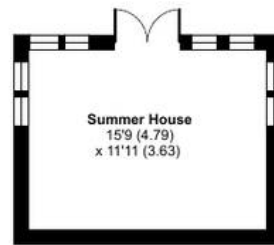
Approximate Area = 4123 sq ft / 383 sq m

Garage = 632 sq ft / 58.7 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 4942 sq ft / 459 sq m

For identification only - Not to scale





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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

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