



10 Woodcote Park Avenue, Purley

Guide Price £2,300,000

FINE & COUNTRY





10 Woodcote Park Avenue

Purley

This distinguished 1930s detached residence sits proudly on one of Purley's most desirable roads, within the highly sought after Woodcote Park Estate, offering a unique blend of period character and elegance across a lavish footprint. Boasting a workable layout, high-quality finishes and a beautiful self-contained annexe, this home is perfectly suited for multi generational living or those seeking luxury and space in equal measure.

Council Tax band: H

Tenure: Freehold

- Substantial Detached Residence with Self Contained Annexe
- Landscaped Level Grounds of 0.7 of an Acre
- Only Second Owner Since Built in the 1930's
- Orangery with Wood Burning Stove
- Huge Top Floor Office Suite/Games Room
- Fully Fitted Solid Wood Kitchen/Breakfast Room
- Self Contained, Two Bedroom Annexe
- Double Garage with Ample Off Road Parking
- Highly Sought After Woodcote Park Estate





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Fine & Country are proud to offer for sale, this magnificent, 6 bedroom, 3 bathroom, 3 reception room, detached family residence, situated on a wider than average plot, with level grounds approaching some 0.7 of an acre, offering a two storey, self contained annexe, which is currently configured within the main body of the house and scope for a building plot, subject to the usual planning permissions. This 1930's character property, boasts many original features, having been lovingly upgraded and modernised to a high standard by the current owners.

The residence's offers six generous bedrooms and four well-appointed bathrooms, including a luxurious master suite complete with dressing area and en-suite. Three beautifully proportioned reception rooms provide versatile living and entertaining space, while a stunning orangery to the rear creates a showstopping focal point – perfect for year-round enjoyment with a large log burner and views over the private completely secluded grounds. At the heart of the home is a bespoke handcrafted kitchen, thoughtfully designed with granite worktops and matching granite flooring. High specification appliances include a grand AGA range cooker with both gas and electric hobs, a separate De Dietrich oven, American fridge/freezer, Miele dishwasher, and Bosch washing machine – all integrated into custom-made oak cabinetry that reflects the consistent craftsmanship found throughout the home.





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The property showcases bespoke solid oak paneling and custom oak internal doors, elevating the interiors with timeless elegance. The main lounge features a log burning stove, set within a striking Minster fireplace providing further character and warmth, enhancing the traditional aesthetic of this beautifully curated home. An extension to the kitchen, completed approximately 15 years ago, has created a utility room and the self contained annexe, which could also be incorporated within the main body of the house, creating additional accommodation for flexible uses. Offering two bedrooms, and a bathroom, all with its own private entrance with the current utility room creating a possible kitchen if required, ideal for extended family, guests, or rental potential.

The master bedroom suite, a luxurious retreat, featuring a working fireplace, window seat, and custom fitted dressing room. The recently refitted and remodeled en-suite boasts underfloor heating, a bespoke bathroom organiser, oversized slipper bathtub, and walk-in rain shower wet room area. Five further bedrooms, all with a range of built in, bespoke bedroom furniture, with bedroom 4 currently configured as a luxurious walk-in wardrobe but can be easily converted back to a bedroom, study or nursery. Rising to the second floor, a magnificent, multi functional room of huge dimensions, currently used as a home office and with ample space to accommodate a home gym and games room, all with excellent head space and lots of natural light via dormer windows.





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Externally, the property continues to impress with private and completely secluded grounds totaling 0.7 of an acre, offering both privacy and interest in equal measure. At the heart sits a striking Ginkgo tree, surrounded by more than a dozen mature plantings that create a tranquil, secluded setting. Meandering pathways lead to different pockets of the garden, showcasing roses, clematis, and seasonal blooms as well as an apple orchard. A large workshop/studio is discreetly tucked away, complemented by a spacious Summerhouse and a substantial greenhouse with vegetable beds. Designed for both relaxation and entertaining, the grounds also feature multiple seating areas, a serene pond with water fountain, and a fully equipped outdoor kitchen complete with pizza oven and BBQ. There is a large side garden, with potential, subject to the usual planning permissions, as a separate building plot, if of interest, or scope for further extension/outbuildings if required.



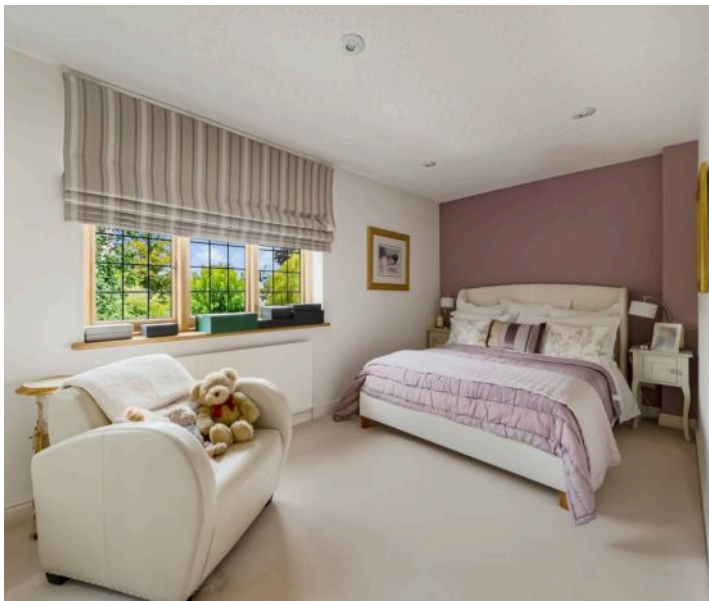
This truly special home has been thoughtfully extended and updated over the years, while retaining the charm of its 1930s heritage. From the handcrafted oak interiors to the exceptional outdoor amenities, Fairways is a unique lifestyle offering, perfectly located near excellent schools, transport links and Purley's vibrant local amenities

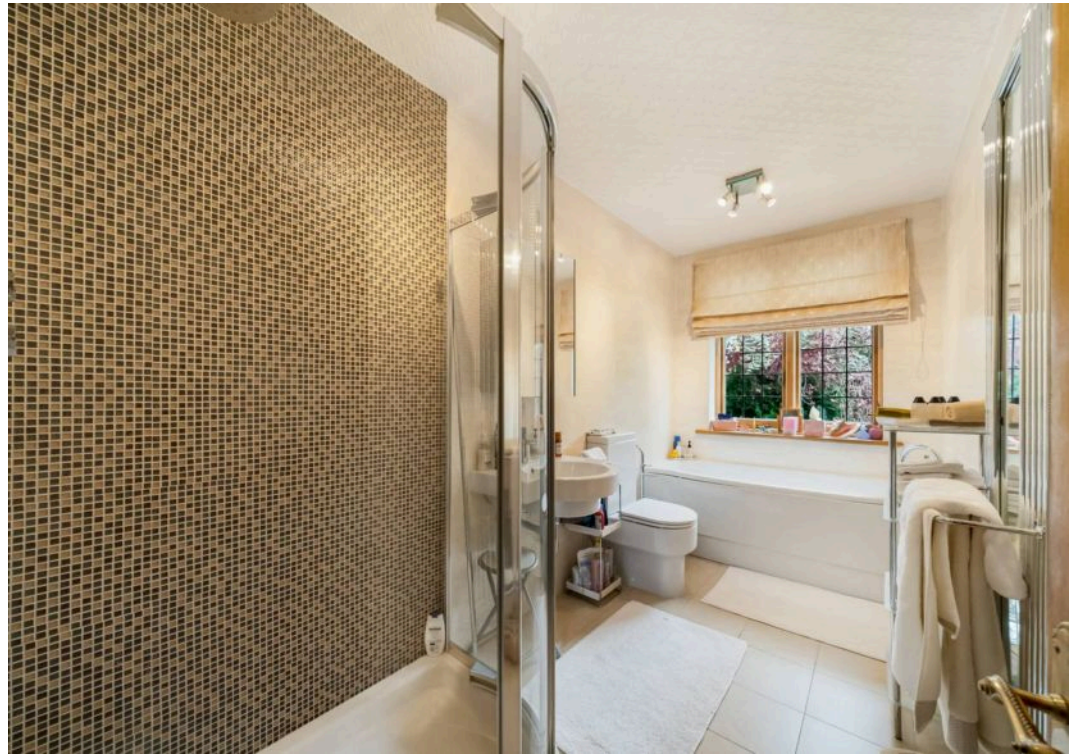


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Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and Laleham Lea. At senior level there is John Fisher, Riddlesdown Collegiate and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys. Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes). Gatwick and Heathrow Airports are within about 30 and 60 minutes drive respectively.







The floor plan shows a property with the following rooms and dimensions:

- ORANGERY** (top)
- DRAWING ROOM** 25'0" x 16'5" (7.62m x 5.01m)
- RECEPTION HALL** (center-left)
- DINING ROOM** 19'1" x 13'6" (5.81m x 4.12m)
- KITCHEN** 24'4" x 11'9" (7.42m x 3.57m)
- UTILITY ROOM** (top-right)
- DOUBLE GARAGE** 18'4" x 17'9" (5.58m x 5.40m)
- SNUG** 17'4" x 9'8" (5.29m x 2.95m)
- ANNEXE HALL** (bottom-right)
- CL. CLOAKROOM** 8'0" x 5'0" (2.44m x 1.52m)
- W.C.** 1'9" x 5'0" (0.56m x 1.52m)
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BEDROOM 3
11'9" x 11'2"
3.57m x 3.41m

BATHROOM
9'6" x 7'7"
2.91m x 2.33m

WARDROBE

WALK IN WARDROBE/BEDROOM
4

ANNEXE BEDROOM
12'9" x 8'3"
3.88m x 2.56m

LANDING

ANNEXE LANDING

WARDROBE

BEDROOM 2
13'10" x 11'9"
4.21m x 3.57m

WARDROBE CLOPPROOM

DRESSING ROOM

MASTER BEDROOM
19'1" x 13'11"
5.81m x 4.23m

ENSUITE
7'9" x 10'1"
5.42m x 3.06m

ANNEXE BATHROOM
5'7" x 11'6"
1.73m x 3.51m

ANNEXE
COUNGE/BEDROOM
15'6" x 15'5"
4.72m x 4.18m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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