

## 4 Bedroom Detached

Farleigh Dean Crescent, Croydon, CR0 9AD

Offers Over

£1,250,000



- Guide price £1,285,000 to £1,295,000
- Large garage with integral door
- 4 Double Bedrooms
- Sun Lounge and Separate Utility Room
- Elevated garden with swimming pool
- Council Tax Band: F
- Just under 3,000 sq ft (w/o the garage)
- 2 min. drive to tram stop (free parking)
- 4 Bathrooms (2 ensuite)
- Large modern kitchen/breakfast room
- Close Hutchinson's Bank nature reserve



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An exquisitely presented and well proportioned detached house of just under three thousand square feet providing a most relaxing space, nestled in a slightly elevated position within beautiful landscape offering perfect territory for lovers of dog walking and fresh air rambles.

The house is surrounded by a nature reserve with sheep (Hutchinson's Bank), golf courses, and public woodland. The house is presented with thoughtful design and to a very high standard throughout having provided a tranquil yet exciting home for its current owners for nearly a quarter of a century and is ready and waiting for another family to enjoy the same all over again.

At a mile from the fast and congestion free Croydon tram link, it is possible to drive to the nearby Shirley Hills, known for its famous viewing platform with its Coombe Lane tram stop (about ten minutes to East Croydon rail station) and the renowned Royal Russell private school for children between 3 and 18.

## Location

From City desk to birdsong and countryside calm in under 45 minutes!

Welcome to Farleigh Dean Crescent, where suburban living gives way to open countryside. Set on the edge of Croydon's Green Belt, this is a home that feels miles from London, yet keeps you effortlessly connected.

Step outside and you're moments from Hutchinson's Bank Nature Reserve, (for more visit <https://www.wildlondon.org.uk/nature-reserves/hutchinsons-bank>) where rolling chalk grassland, ancient woodland, rare butterflies and orchids, and grazing sheep create a truly rural backdrop. Footpaths and forest walks begin at your door, making this a dream setting for dog owners and anyone who craves fresh air and space. For golfers, you're perfectly placed between Addington Court and the renowned Farleigh Golf Club, with 27 championship holes set across the tranquil Surrey Downs.

Despite the peaceful setting, commuting is simple. East Croydon is a short drive or tram ride away, with fast links to the City (17 mins), Gatwick (20 mins) and Brighton (50 mins). Park in Ballards Way next to the Heathfield Gardens and then it's a 1 minute walk to the Coombe Lane tram stop on Shirley Hills. A short drive to West Wickham station where all day parking offers another easy route into London, reaching London Bridge and Charing Cross in around 30 minutes. Families are well served by excellent local schools, including Coombe Wood School, Royal Russell, Croydon High and Trinity School all within easy reach. There is also a nursery closeby (The Woodshed Forest School). There are numerous primary and nursery schools nearby.

And at the weekend? Relax and enjoy the fresh air, pull on your boots and head out across miles of countryside walks, many leading to the much-loved White Bear pub. A gentle 8km (5-mile) circular "Bear Walk", literally seconds from your door, leads through ancient woodlands and rolling farmland straight to the welcoming White Bear in the bucolic hamlet of Fickleshole (an easy two-hour ramble with fabulous country lunches). See the clear map of this popular Fickleshole and Jewels Wood Circular route shown on this link:

<https://www.alltrails.com/trail/england/surrey/fickleshole-and-jewels-wood-circular>; and for the exact path many locals enjoy of the "Bear Walk" please visit:

<https://www.alltrails.com/trail/england/london/new-addington-circular>

Farleigh Dean Crescent offers the rare balance of space, nature and connectivity, countryside living without compromise. Whether you're seeking a peaceful family home, a dog-friendly haven or a commuter base with Green Belt on the horizon, Farleigh Dean Crescent delivers it all; history, nature, sport and effortless connections, all wrapped in that glorious sense of being "away from it all" while still brilliantly linked to London and beyond. A rare slice of semi-rural serenity that inner London buyers will adore.

Farleigh Dean Crescent is a privately maintained road that has not needed funds spent on it since 2003 (see Hannah James' material disclosure form). At the top of Farleigh Dean Crescent just seconds away on foot, there is direct access to Hutchinson's Bank nature reserve.



## Property Description

### Ground Floor

**Kitchen/ Breakfast room** - With a south facing breakfast room and adjoining open plan kitchen featured a range of wood base and head height units and a separate island incorporating a gas hob.

Integrated fridge, two full size electric ovens, and dishwasher.

**Living Room** - Beautifully decorated with gas fire with stone surround and mantelpiece, leading to dining room with double doors to sun lounge.

**Dining Room** - A large space used to housing an eight place dining table and opening out into the sun lounge for retiring guests via double doors.

**Sun Lounge** - With cool ceramic floor, single radiator and waist height shelf, with French doors to paved patio area with seating area for entertaining on long Summer evenings.

**Family Room** - A soothing decor for a family to relax in with the convenience of a utility area and downstairs cloakroom adjacent to it.

Fitted display cabinet incorporating writing/computer desk and soft display lighting.

WiFi connection is through Starlink subject to subscription.

**Utility Room** - Well away from the kitchen area and adjacent to the second reception a valuable separate utility area with space for separate washer, dryer, fridge/freezer and storage, ideal for busy family life.

**Downstairs cloakroom** - Three piece ensuite comprising shower cubicle, WC and basin within fitted vanity unit.

**Garage** - A much larger than average space with light and power and the convenience of an internal door leading to a storage area and then on to the kitchen/ breakfast room.

Efficient Megaflow system and Worcester Bosch boiler serves the house well.

**Garden** - Enjoy a large garden with mature shrubs, designed for ease of maintenance.

The (heated) swimming pool has provided hours of family fun and is a focal point for family gatherings.

The pool has been fully refurbished over recent years.

### First Floor

**Bedroom 1** - A bright and airy double bedroom room with full length fitted wardrobes with the rare feature of doors opening to a patio area leading to the swimming pool and garden.

With ensuite comprising window and three piece suite of large shower cubicle, WC and basin.



**Bathroom** - Fully tiled and spacious family bathroom with bath, pedestal basin and WC.

**Bedroom 2** - Calmly inviting with views across to the adjoining woodland and its own ensuite with window, shower cubicle, WC and basin.

Built-in sliding wardrobes and plenty of space for a range of freestanding bedroom furniture too.

**Bedroom 3** - A double bedroom with muted floral tones of cornflower blue and with a bright outlook over unspoilt woodland through a large picture window towards Bears Wood and the Addington Court Golf Course.

**Bedroom 4** - Currently used as an office but described as the fourth bedroom, and, unusually, with its own private 'mezzanine' offering much scope for children who might wish to share as has worked well in the past.

## **Top Floor**

**Dresser/ Playroom** - This is a 'mezzanine' style floor area and its size offers a variety of uses whether as a bedroom, dressing area or play area/ study zone/ office, all of which it has been over the years.

**Consumer note** - No appliances or warranties are to be tested or examined by us.

A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any other questions they may have such as local consents or questions about the area and the sale contract must prevail.





# Floorplan(s)

## Featherbed Lane, Croydon, CR0

Approximate Area = 2840 sq ft / 263.8 sq m

Limited Use Area(s) = 118 sq ft / 10.9 sq m

Total = 2958 sq ft / 274.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Hannah James Estates. REF: 1437836

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Consumer note:** These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.