



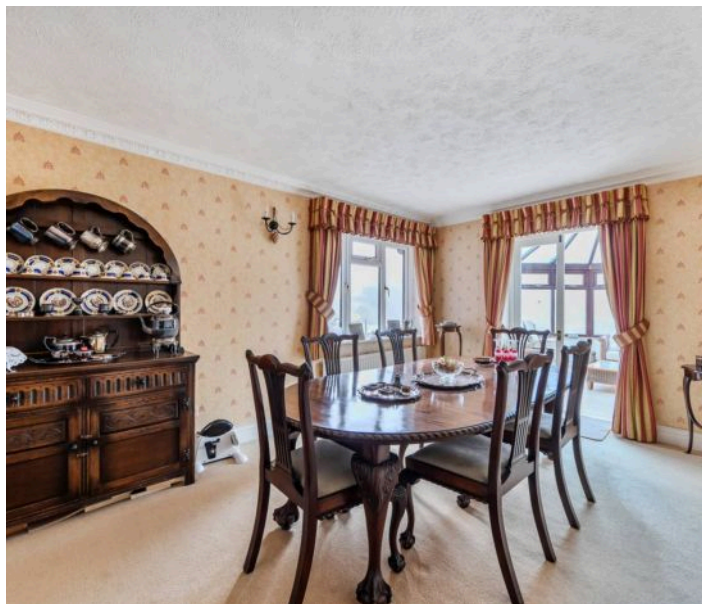
AI enhanced image

19 Overhill, Warlingham - CR6 9JR

In Excess of £1,125,000







## 19 Overhill

Warlingham, Warlingham

Five-bedroom extended detached family home featuring spacious living areas, two en-suite bedrooms, conservatory, double garage, and a large garden with stunning valley views offered with no chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Five-bedroom extended detached family home
- Situated in a quiet cul-de-sac in Warlingham's Golden Triangle
- Spacious ground floor layout with study, dining room, and extended living room
- Fitted kitchen with adjacent utility room
- Conservatory overlooking the garden
- Two master bedrooms with en-suite bathrooms and a family bathroom
- Large rear garden laid mainly to lawn with mature borders
- Stunning open views over a paddock and Woldingham Valley
- Double garage with driveway and additional off-street parking
- Excellent potential for further extension/enhancement





# 19 Overhill

Warlingham, Warlingham

## Property Description

This is a rare opportunity to acquire a substantial five-bedroom extended detached family home, offered to the market with no onward chain and occupying a quiet cul-de-sac position within the highly desirable *Golden Triangle* of Warlingham. The property enjoys a peaceful setting with stunning views over Woldingham while offering potential for further extension or enhancement, subject to the usual consents.

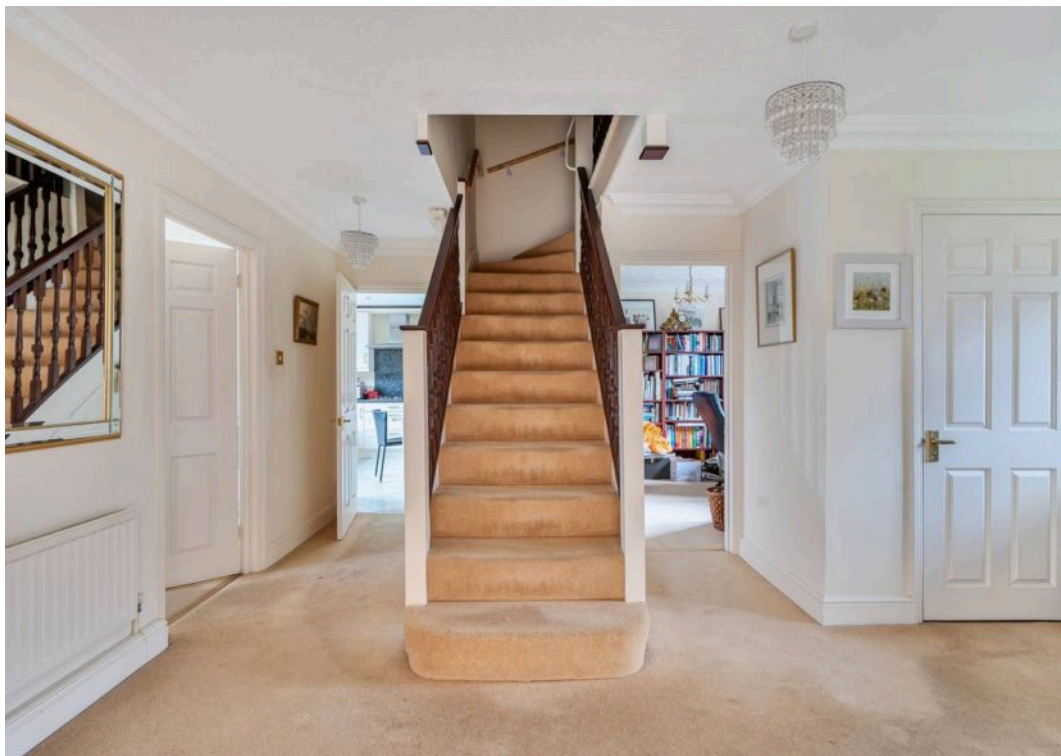
The ground floor offers spacious and well-balanced accommodation, comprising a welcoming entrance hall with stairs rising to the first floor, a study ideal for home working, a formal dining room, and a large double aspect living room providing excellent space for family living and entertaining. The fitted kitchen is complemented by an adjacent utility room, and a conservatory has been added to the rear, enjoying views over the garden and beyond.

To the first floor are five generously proportioned bedrooms, two of which are principal bedrooms benefitting from en-suite facilities. The remaining bedrooms are well served by a family bathroom and provide flexible accommodation for a growing family or guests.

Externally, the rear garden is a particular feature, being large and predominantly laid to lawn, bordered by mature shrubs and hedging. The property enjoys delightful open views overlooking a paddock with horses, extending across the Woldingham Valley and providing a stunning and far-reaching backdrop. To the front a driveway provides off-street parking and access to the double garage. The driveway is surrounded on three sides by lawn, enhancing the sense of space and privacy.











### Location

Overhill is a highly sought-after, no-through road situated within comfortable walking distance of Warlingham Village, offering a range of local shops, restaurants and amenities. Bus services along Limpsfield Road provide access to surrounding areas including Sanderstead and Croydon, while Upper Warlingham and Whyteleafe stations (both Zone 6) offer excellent commuter links into London. The area is also well served by a variety of recreational and sporting facilities, including highly regarded golf courses.

Viewing is highly recommended to fully appreciate the position, outlook and considerable potential this impressive family home has to offer.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250 + VAT per referral

Taylor Rose Solicitors – £175 + VAT per referral

Hawke Financial Services – 30% of fee

Arnold & Baldwin Surveyors – 10% of fee

Huxley Surveyors – £25/£50 voucher per referral

Atrium Surveyors – £20 – £50 per referral

Xander Surveying – £50 – £70 per referral

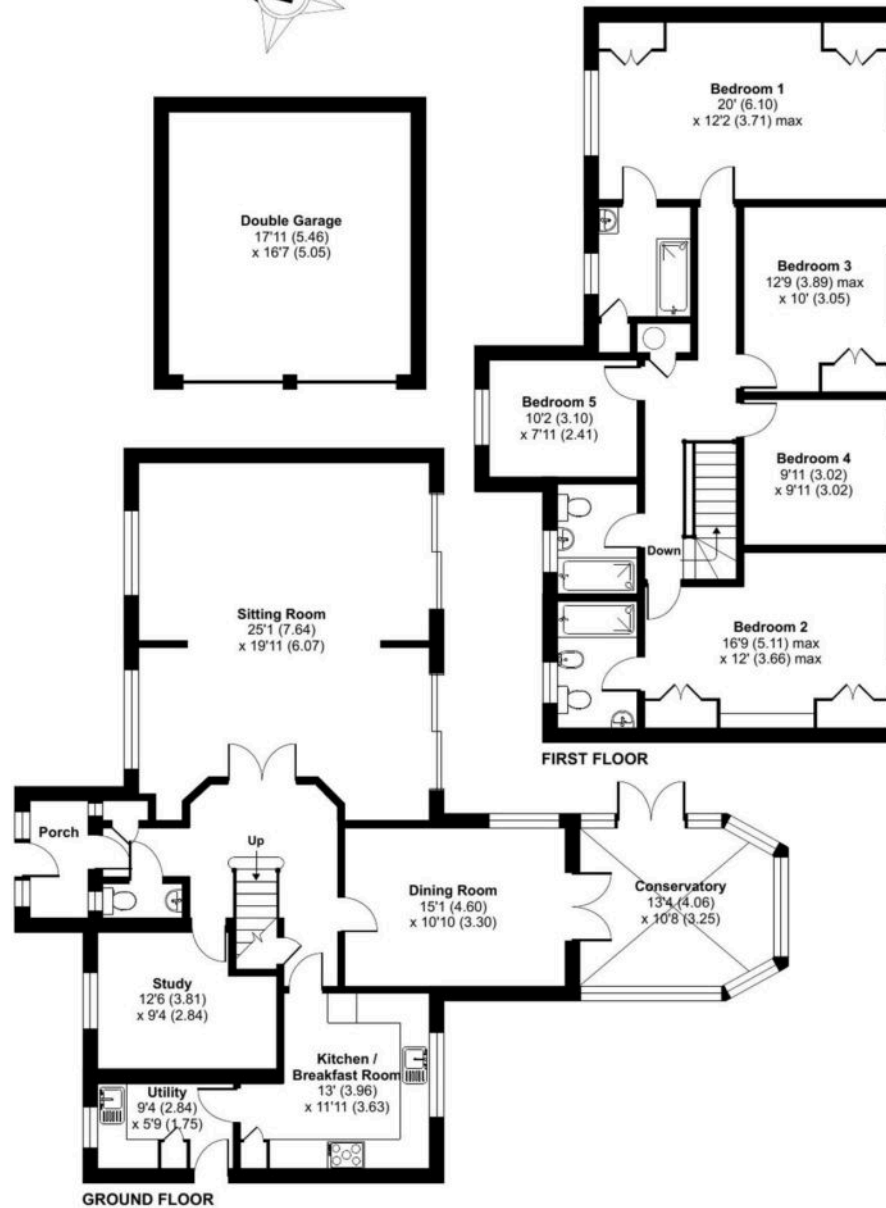
# Overhill, Warlingham, CR6

Approximate Area = 2400 sq ft / 223 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 2700 sq ft / 250.3 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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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.

