



**16 Southview Road, Warlingham - CR6 9JE**

In Excess of **£800,000**





## 16 Southview Road

Warlingham, Warlingham

A stunning four-bedroom detached home with a designer landscaped garden, valley views, versatile living spaces, and exceptional outdoor entertaining areas, set on a peaceful private road

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four-bedroom detached home on a private road
- Beautifully redesigned landscaped garden (2024)
- Stunning valley views towards Kenley Aerodrome
- Dual-aspect main lounge with patio access
- Versatile second reception room (cinema/dining/playroom)
- Spacious kitchen with island and garden views
- Principal bedroom with ensuite and corner bath
- Tiered hillside garden with pond, log cabin, pergolas, loggias, and multiple BBQ areas
- Double garage and ample driveway parking



Set along a private road, this exceptional four-bedroom detached home offers a rare blend of tranquillity, design-led living, and outstanding outdoor space. Redesigned in 2024, the landscaped garden is a true centrepiece—beautifully integrated into its woodland hillside setting, with breath-taking valley views towards Kenley Aerodrome and a magical illuminated ambience by night.

The interior is equally impressive, offering a versatile layout tailored for both entertaining and relaxed family life. A welcoming entrance hall leads to a striking dual-aspect lounge with patio access, alongside a second reception room currently used as a cinema, offering flexibility as a dining or playroom. The rear-facing kitchen overlooks the garden and features a sociable island, complemented by a large utility room.

Upstairs, four generous double bedrooms provide comfortable accommodation, including a principal suite with ensuite bathroom and corner bath. The home is surrounded by thoughtfully designed grounds, featuring tiered gardens, water features, and multiple entertaining areas, all backing onto peaceful woodland.



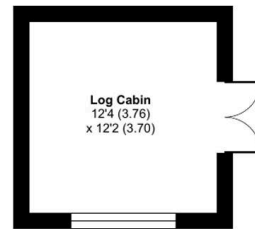
# Southview Road, Warlingham, CR6

Approximate Area = 1912 sq ft / 177.6 sq m

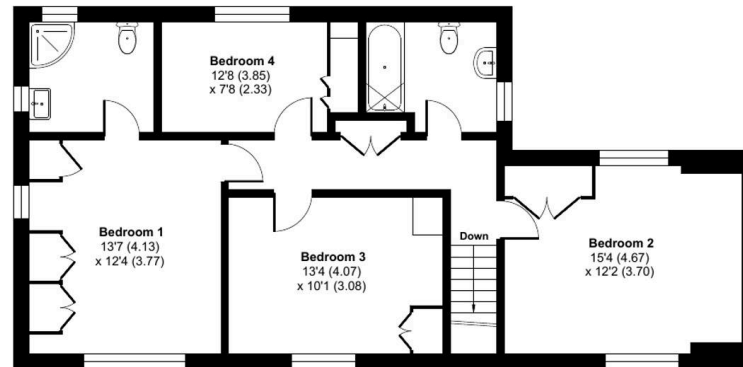
Outbuilding = 150 sq ft / 13.9 sq m

Total = 2062 sq ft / 191.5 sq m

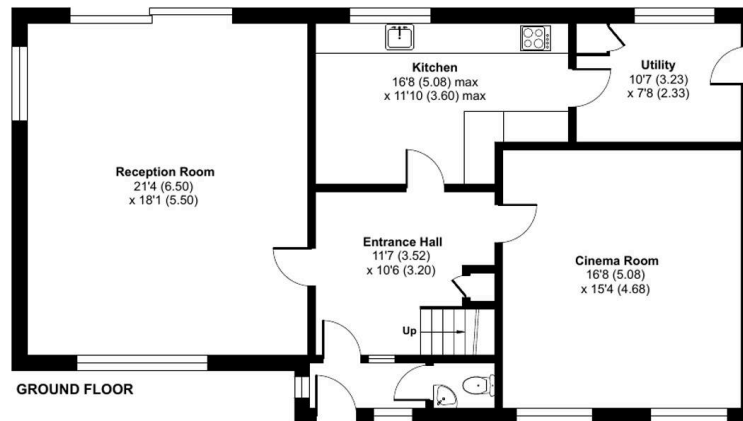
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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