



RAYNERS
TOWN & COUNTRY

**TYDCOMBE PLACE, TYDCOMBE ROAD
WARLINGHAM, SURREY, CR6 9LU**

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A rare opportunity to acquire this beautifully crafted three-bedroom detached residence, built to the current owner's exacting specifications and offered to market for the first time. Located in the exclusive Golden Triangle of Warlingham, this exceptional home combines character, comfort, and convenience in one of the area's most sought-after addresses. The ground floor accommodation provides a large living room with a stunning feature fireplace and characterful beamed ceiling, a separate reception room currently used as a TV room as well as a study and traditional fitted kitchen with separate utility room. The property boasts three bedrooms, including a master suite with en-suite bathroom, and a recently refitted luxurious and contemporary family bathroom. The private rear garden, complete with a private swimming pool is perfect for summer entertaining, while the supersized detached garage and generous driveway offer excellent storage and parking.

Outside, the landscaped garden features mature planting, a large patio, and the pool area, creating a true oasis.

The Golden Triangle is one of Warlingham's most desirable residential pockets, known for its peaceful surroundings and proximity to top-rated schools, boutique shops, and transport links to London via Upper Warlingham and Whyteleafe stations.





