



***A UNIQUE FOUR BEDROOM DETACHED PROPERTY, OUTSTANDING LOCATION! ***

***L'SHAPED LOUNGE / DINING ROOM 22' 11" x 22' 4" (6.98m x 6.80m)* *FAMILY ROOM / DINING ROOM 14' 7" x 9' 6" (4.44m x 2.89m)* *KITCHEN/BREAKFAST ROOM 16' 4" x 10' 5" (4.97m x 3.17m) & UTILITY ROOM* *GAS CENTRAL HEATING & DOUBLE GLAZED - SECLUDED REAR GARDENS WITH HEATED POOL (not tested)*
QUADRUPLE SIZE GARAGE 38' 7" x 16' 11" (11.75m x 5.15m)**

A DETACHED FAMILY HOME WITH THREE FIRST FLOOR BEDROOM AND AN OPTIONAL FOURTH BEDROOM ON THE GROUND FLOOR. An individual design with a Galleried Landing looking into the Hallway and Dining Area, a large L-shaped Lounge/Dining Room plus an additional Family Room and Study/Bedroom Four.

There is an oak wood fitted Kitchen/Breakfast Room and Utility Room with access to the rear Gardens.

The Master Bedroom has an Ensuite Bathroom, all Bedrooms have wardrobes.

Outside there is an ENORMOUS DETACHED GARAGE with a large driveway to the front and side of the property.

A FABULOUS AND VERSATILE FAMILY HOME WITH NO ONWARD HOUSE CHAIN!

Tydcombe Road, Warlingham, Surrey CR6 9LU: £1,095,000 Freehold



DIRECTIONS

From Warlingham Village Green proceed along Westhall Road towards Whyteleafe, take a left turn into Homefield Road and then left into Tydecombe Road, the property is on the right-hand side.

ENTRANCE HALLWAY

13' 3" x 12' 1" (4.04m x 3.68m) L'shaped, maximum L'shaped with a return staircase to the first floor Galleried Landing. Built in Cloaks Cupboard, wood effect flooring, warm air vent.

CLOAKROOM 5' 6" x 4' 6" (1.68m x 1.37m)

Double glazed part frosted leaded light window to the front, patterned white suite comprising of a pedestal wash hand basin and a low flush WC, warm air vent.

L'SHAPED LOUNGE / DINING ROOM

22' 11" x 22' 4" (6.98m x 6.80m)
Double glazed diamond leaded light windows to the front and double glazed patio doors to the Rear Garden. Beams to the ceiling, open view to the Galleried Landing. Recessed Inglenook Fireplace currently with a gas flame effect fire, however, it can be used as an open fireplace / stove fireplace if required. Tv point and warm air vents.

KITCHEN / BREAKFAST ROOM

16' 4" x 10' 5" (4.97m x 3.17m)
A bright and spacious Kitchen/Breakfast Room with a double glazed diamond leaded light window to the rear and double french doors to the rear patio. Beams to the ceiling with inset spotlights, tiled flooring. Range of solid oak wall and base units with matching Granite Worktops and splashbacks, single bowl sink unit with a mixer tap and cupboard below. Built-in dishwasher, under counter fridge and freezer plus an electric oven and grill with a four ring electric hob. Concealed cupboard houses the gas fired boiler, door to:

UTILITY ROOM 8' 8" x 5' 2" (2.64m x 1.57m)

Double glazed and panelled stable door to the rear Garden, single bowl stainless steel sink unit with cupboard under. Worktop with a tiled splashback.

Space for a tumble drier and plumbing and space for a washing machine. Space for an upright fridge/freezer, coved ceiling and a built-in storage cupboard.

FAMILY ROOM / DINING ROOM

14' 7" x 9' 6" (4.44m x 2.89m)

Double glazed diamond leaded light window to the rear, beams to the ceiling, serving hatch to the Utility Room, warm air vent.

STUDY / BEDROOM FOUR

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed diamond leaded light to the front, wood effect flooring and warm air vent.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING 20' 8" x 3' 2" (6.29m x 0.96m)

The Landing is galleried looking down into the Entrance Hallway and Dining Room. There are two double glazed diamond leaded light windows to the front aspect, walk-in airing cupboard and eaves storage accessed by a narrow walkway from the Landing.

MASTER BEDROOM

19' 0" x 14' 4" (5.79m x 4.37m) Maximum

Double glazed diamond leaded light windows to the front and rear, two large built-in double wardrobes, wood effect flooring, warm air vents, door to:

ENSUITE BATHROOM 8' 7" x 8' 0" (2.61m x 2.44m)

Skylight double glazed window to the rear, modern white suite comprising of a tiled panelled bath, bidet, pedestal wash hand basin with a mirror and light above, mirrored wall cabinet and a low flush WC. Fitted towel rail, tiled flooring and a warm air vent.

BEDROOM TWO 11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed diamond leaded light window to the front, built in wardrobe, wood effect flooring and warm air vent.



BEDROOM THREE 9' 10" x 9' 0" (2.99m x 2.74m)

Double glazed diamond leaded light window to the rear, wall of built-in wardrobes with a dressing table unit and additional drawer unit, further built in wardrobe, warm air vent.

SHOWER ROOM 8' 8" x 8' 0" (2.64m x 2.44m)

Double glazed skylight window to the rear. Modern white suite with a large 'Walk-in' shower unit with a mixer shower fitment, a non-slip floor and wet room drainage. Vanity wash hand basin with a mirror and cabinet above, further storage and a low flush WC. Tiled walls and flooring, warm air vent.

OUTSIDE

QUADRUPLE SIZE DETACHED GARAGE

38' 7" x 16' 11" (11.75m x 5.15m)

A large Garage with an electric up and over door and a side door to the rear Garden. Power and light. The Garage has potential to add a first floor, subject to planning permission and Building Regulations.

FRONT GARDEN

The front Garden has a good size lawn area and a wide driveway leading up to the property and to the side of the property via a five-bar gate to the Garage,

REAR GARDEN

A large level and secluded rear Garden facing South East with a large patio and a level lawn with flowerbed borders. There is a Swimming Pool in the Garden with a gas boiler to heat the pool in the Garage (not tested) and a filtration system (not tested). A great addition to the property for all the family.

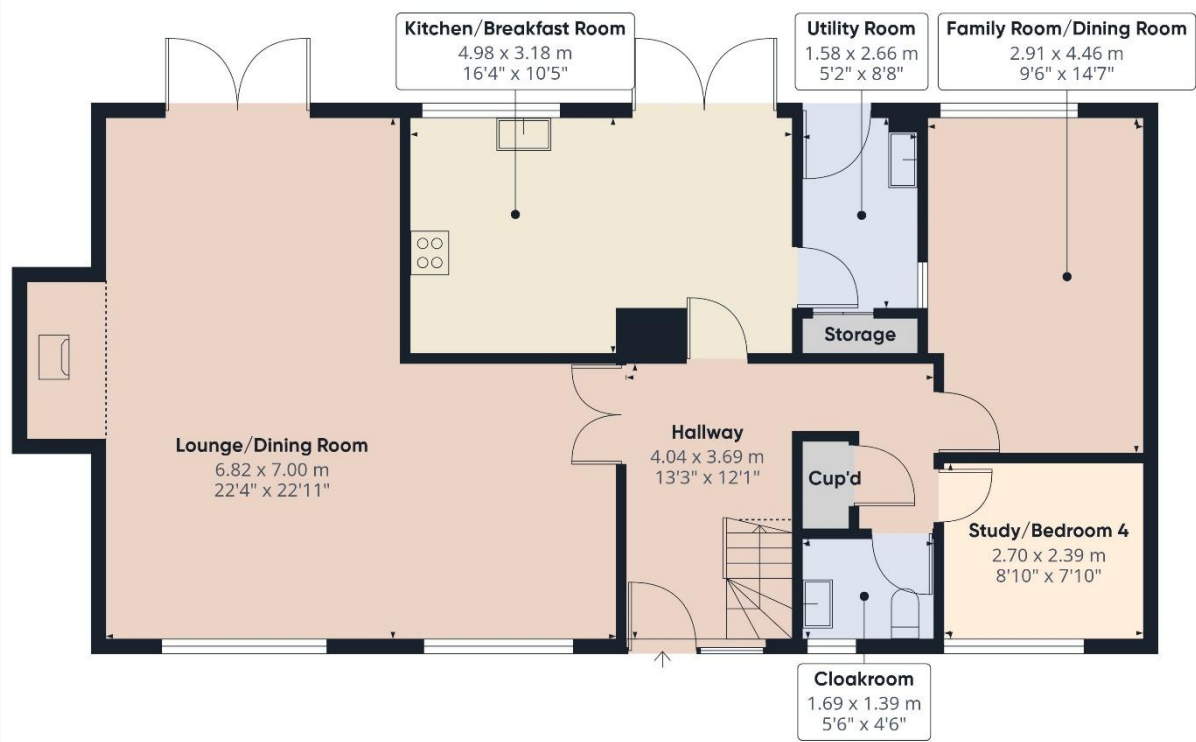
COUNCIL TAX

Band 'G' (Tandridge Council) Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>.

12/6/2026.



FLOORPLAN



Approximate total area⁽¹⁾
95.7 m²
1032 ft²

Reduced headroom
2.6 m²
28 ft²

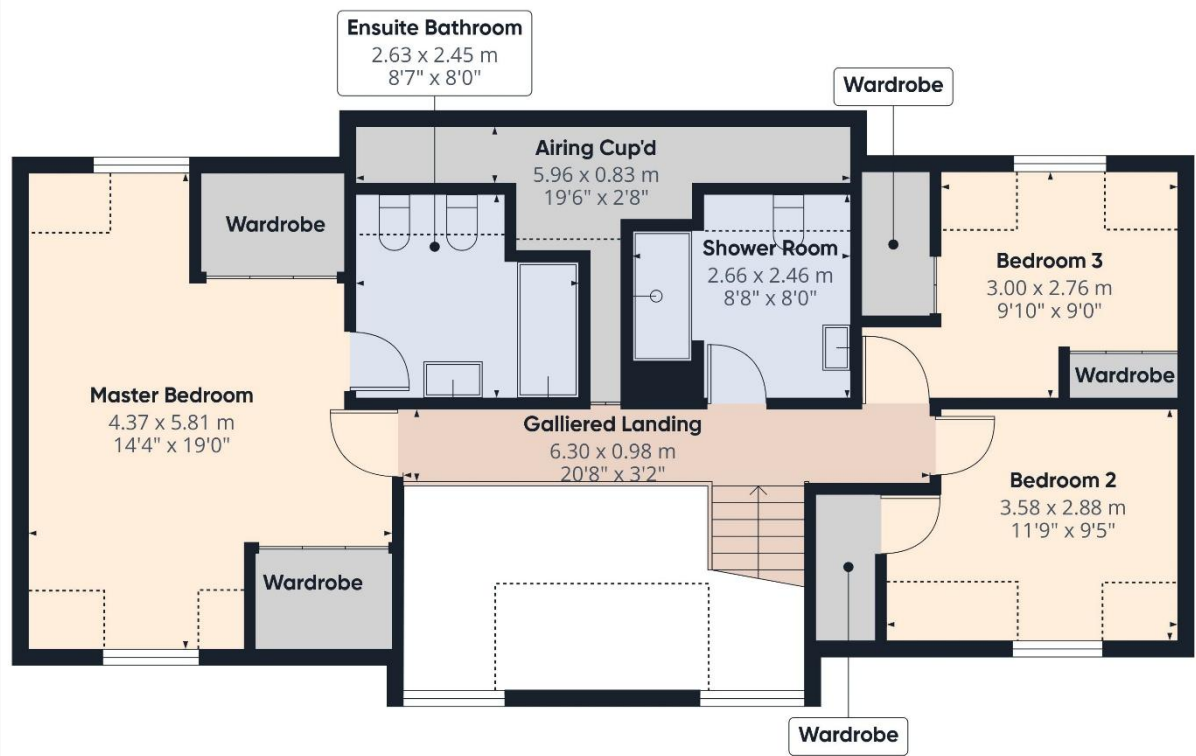
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1



Approximate total area⁽¹⁾
69.2 m²
745 ft²

Reduced headroom
12.1 m²
130 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

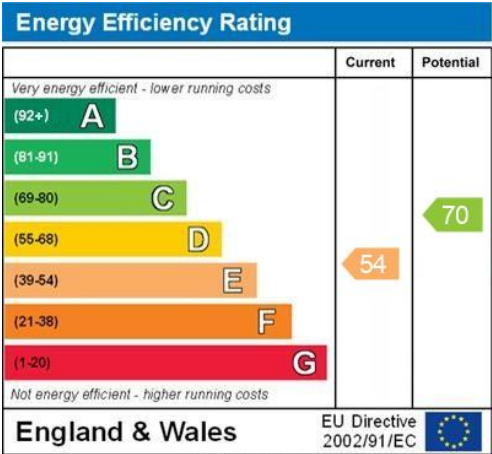
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1



ENERGY PERFORMANCE CERTIFICATE (EPC)



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