



19 Westview Road, Warlingham - CR6 9JD

Guide Price **£1,400,000**





19 Westview Road

Warlingham

Beautifully modernised five-bedroom detached home with stunning views, open-plan living, landscaped gardens, swimming pool, hot tub, gym, and detached double garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully modernised five-bedroom detached home
- Elevated position with stunning far-reaching views
- Principal suite with dressing area, ensuite, and terrace
- Stunning open-plan kitchen and dining room
- Spacious lounge
- Separate study ideal for home working
- Dedicated gym with garden access
- Landscaped rear garden with swimming pool and hot tub
- Double garage and driveway parking

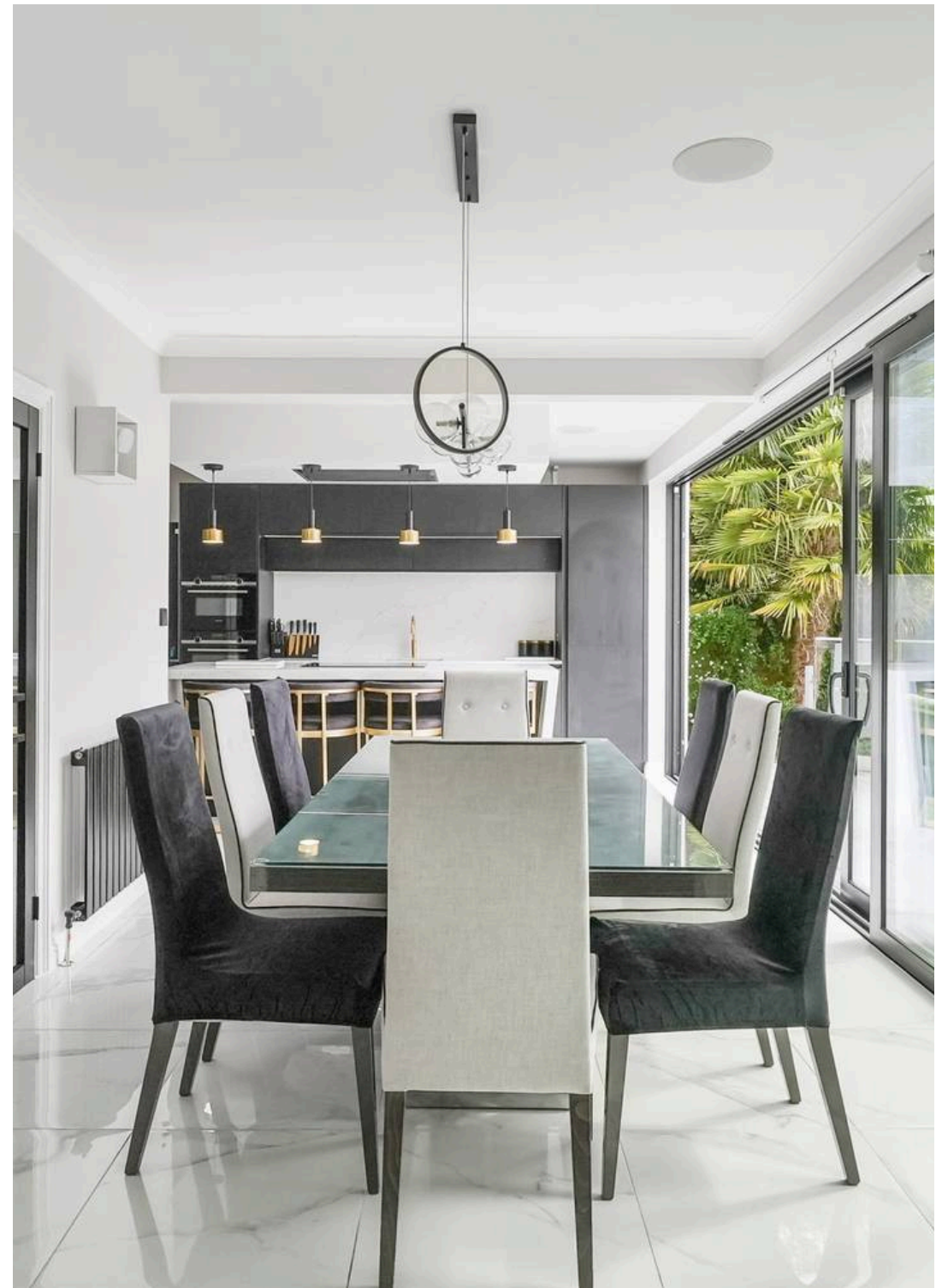


An exceptional five-bedroom detached family residence, beautifully presented throughout and extensively modernised by the current owners to create a stylish and versatile home perfectly suited to contemporary family living. Occupying an elevated position, the property enjoys stunning far-reaching views across the surrounding area, while offering generous accommodation arranged over two floors.

The first floor welcomes you via a spacious entrance hall with built-in storage, leading to five well-proportioned bedrooms and a modern family bathroom. The impressive principal suite features a dedicated dressing area with fitted wardrobes, a luxurious ensuite bathroom, and direct access to a large private terrace where the elevated outlook can truly be appreciated.

A turning staircase leads to the ground floor, where the heart of the home is a stunning open-plan kitchen and dining area. The kitchen is fitted with an extensive range of contemporary units and seamlessly connects to the dining space, with sliding patio doors opening onto the rear terrace and landscaped gardens beyond. Double doors lead through to a spacious lounge, while a separate study and modern shower room provide additional flexibility for family life and home working. Off the kitchen, a dedicated gym enjoys direct access to the rear garden.

Outside, the beautifully landscaped rear garden has been thoughtfully designed for relaxation and entertaining, featuring a swimming pool, hot tub terrace, mature planting, and various seating areas. To the front, a driveway provides off-street parking and leads to a double garage.





Ground Floor



First Floor

Disclaimer: This floor plan has been produced by The Reel Estate Studio. All measurements are approximate and no responsibility is taken for any errors. For illustration purposes only.



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