



Wavertree Cottage, 7A Silver Lane, Purley - CR8 3HJ

Guide Price £1,795,000

FINE & COUNTRY





## 7A Silver Lane

Purley, Surrey

Tucked away behind mature screening and approached via a gated entrance, this enchanting detached cottage occupies one of the Webb Estate's most exceptional plots – a glorious level south-facing garden extending to approximately 0.9 acres with an impressive 185' frontage. Surrounded by beautifully maintained, totally secluded grounds to all sides, the property offers a rare opportunity to acquire a home of immense charm, privacy and future potential within this highly coveted private estate.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Prime Webb Estate Location
- 0.9 South Facing Level Plot with 100' Frontage
- Scope For Extending & Updating (STPP)
- Private Road Location
- Breathtaking South Facing Grounds
- End of Chain
- Easy Walking Distance of Purley Main Line Station





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The existing residence has been lovingly maintained and is arranged over 2.5 levels, offering flexible and characterful accommodation with scope for sympathetic enlargement or complete transformation, subject to the usual planning consents. Whether seeking an elegant downgrade with extraordinary gardens, a substantial extension project, or an opportunity to create a landmark new home, Wavertree Cottage presents a truly compelling proposition. The accommodation comprises of an enclosed entrance porch, opening to an impressive reception hall with original open brick surround fireplace, which leads out to a conservatory, giving instant views of the delightful grounds as soon as you step into the house. The formal lounge is double aspect and there is a formal dining room, which potentially could be knocked into the fully fitted kitchen/breakfast room to create an open plan living area, so highly sought after in today's homes. Rising to the first floor, there are three double bedrooms, with the master suite having delightful views of the front and rear aspects and a staircase leading to the converted loft area, providing a walk in wardrobe, dressing room and home office.



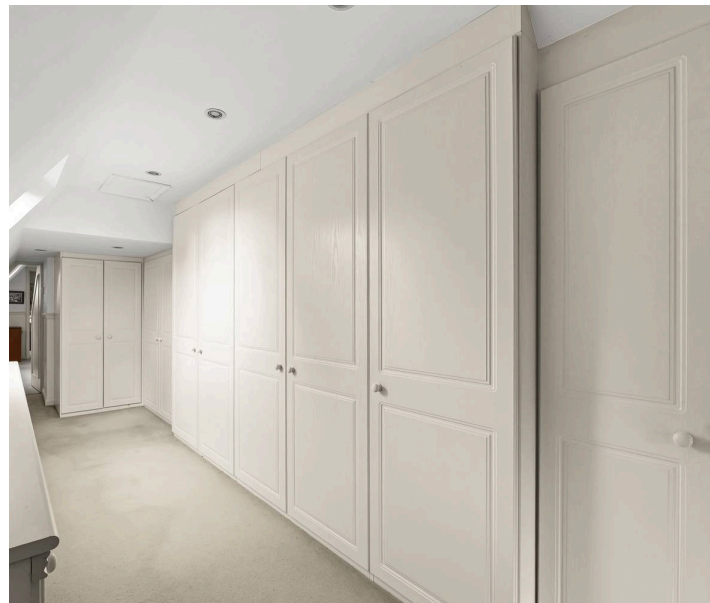


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The grounds are undoubtedly a defining feature — wonderfully private, predominantly level and bathed in sunlight throughout the day thanks to their prized southerly aspect. Sweeping lawns, mature specimen planting and established boundaries create a tranquil setting rarely found so close to London. To the front, there is ample parking together with a substantial detached double garage.

The Webb Estate itself remains one of Purley's most prestigious and architecturally significant addresses. Conceived and constructed by renowned developer William Webb, who acquired the land in 1888, the estate spans some 260 acres with each road carefully designed to possess its own individual identity and character. Silver Lane derives its name from the elegant Silver Birch trees which line the road, while gated entrances further enhance the privacy and exclusivity synonymous with this premier location.



Despite its peaceful, semi-rural atmosphere, the property is exceptionally well connected, with fast rail services from Purley station reaching both London Bridge and Victoria in approximately 15 minutes, making it ideally placed for both commuters and those seeking a refined lifestyle retreat within easy reach of the capital.

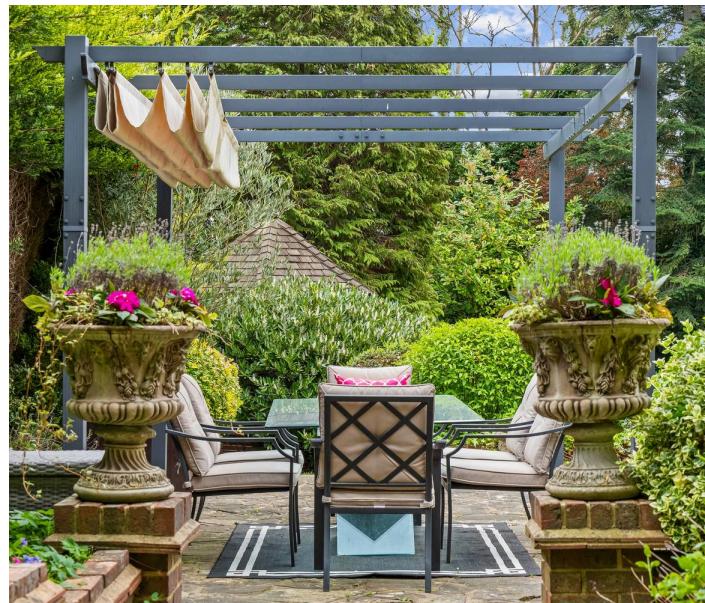


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Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and Laleham Lea. At senior level there is John Fisher and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys. Sporting facilities include Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes you to London Bridge from 23 & 32 minutes).






# Listing details

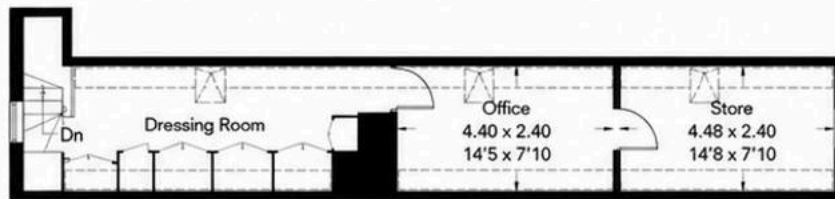
Silver Lane, Purley, Surrey



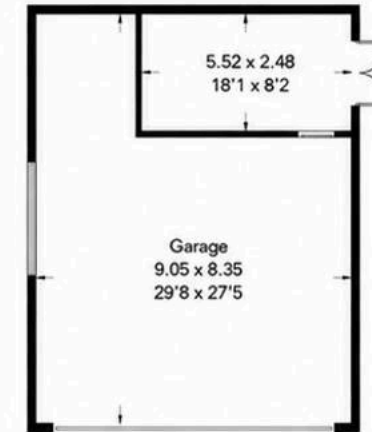
## Floorplan

 = Reduced headroom below 1.5m / 5'0"

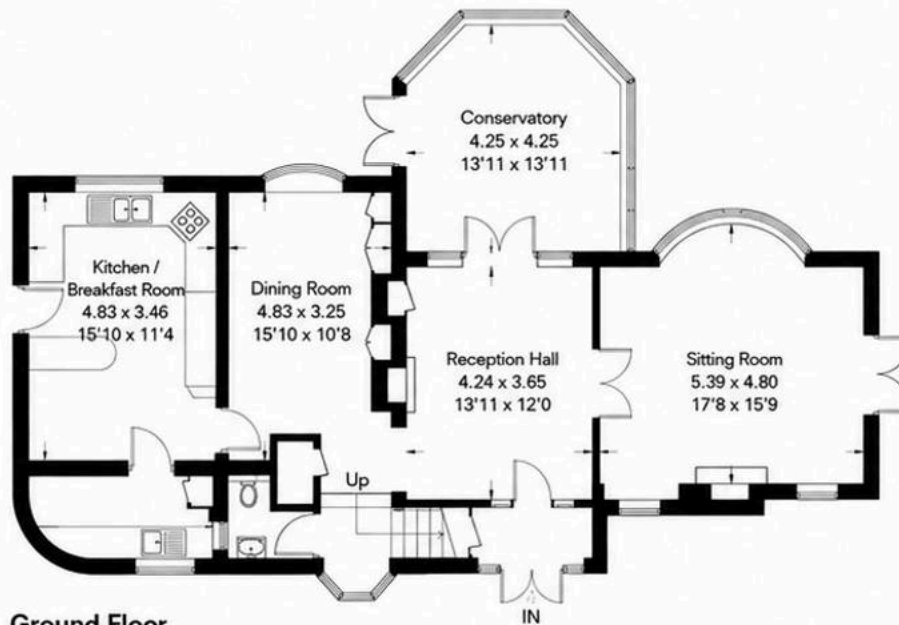
Approximate Gross Internal Area = 244.5 sq m / 2632 sq ft  
Garage = 75.6 sq m / 814 sq ft  
Total = 320.1 sq m / 3446 sq ft



Second Floor



(Not Shown In Actual Location / Orientation)

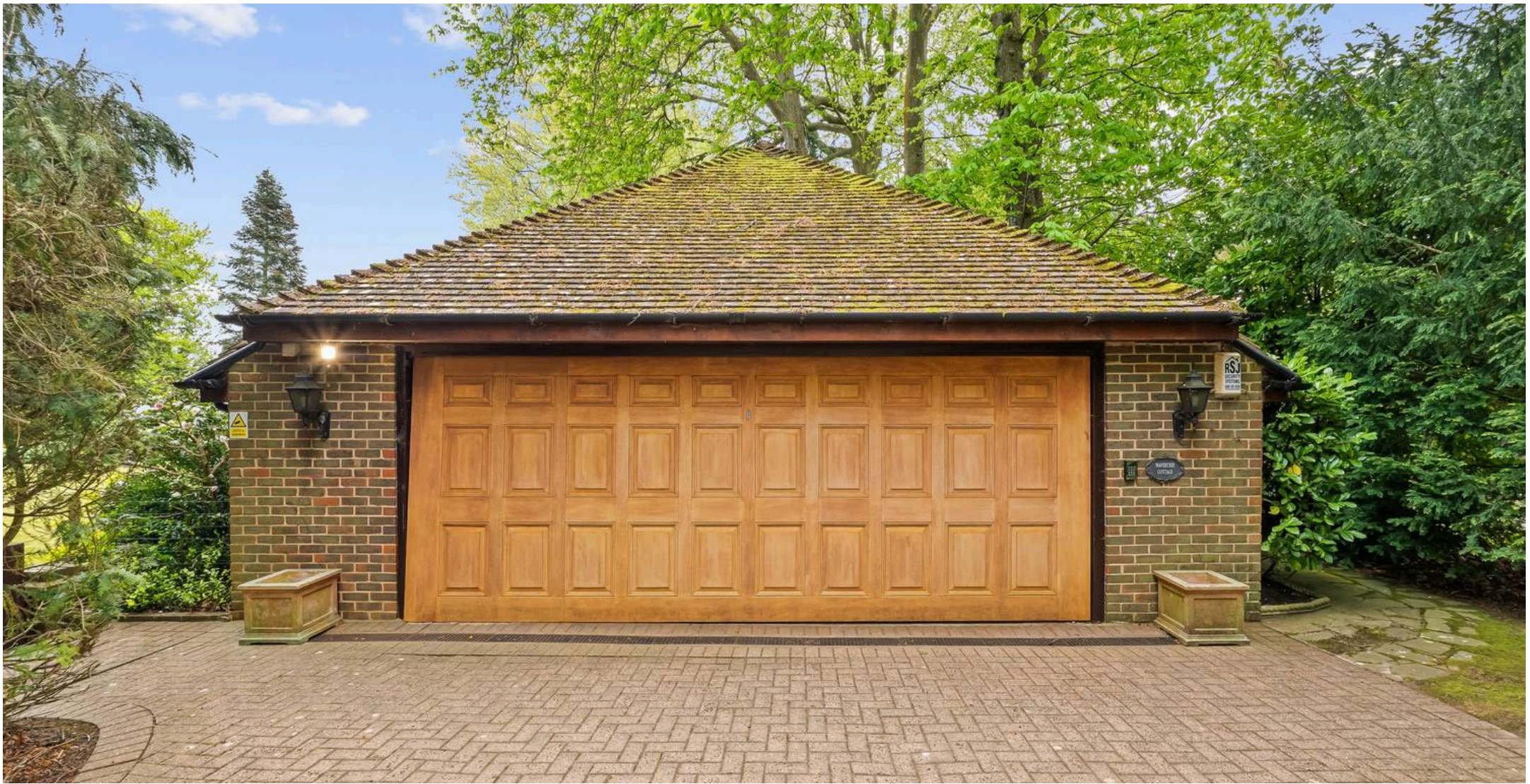


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1222326)  
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