

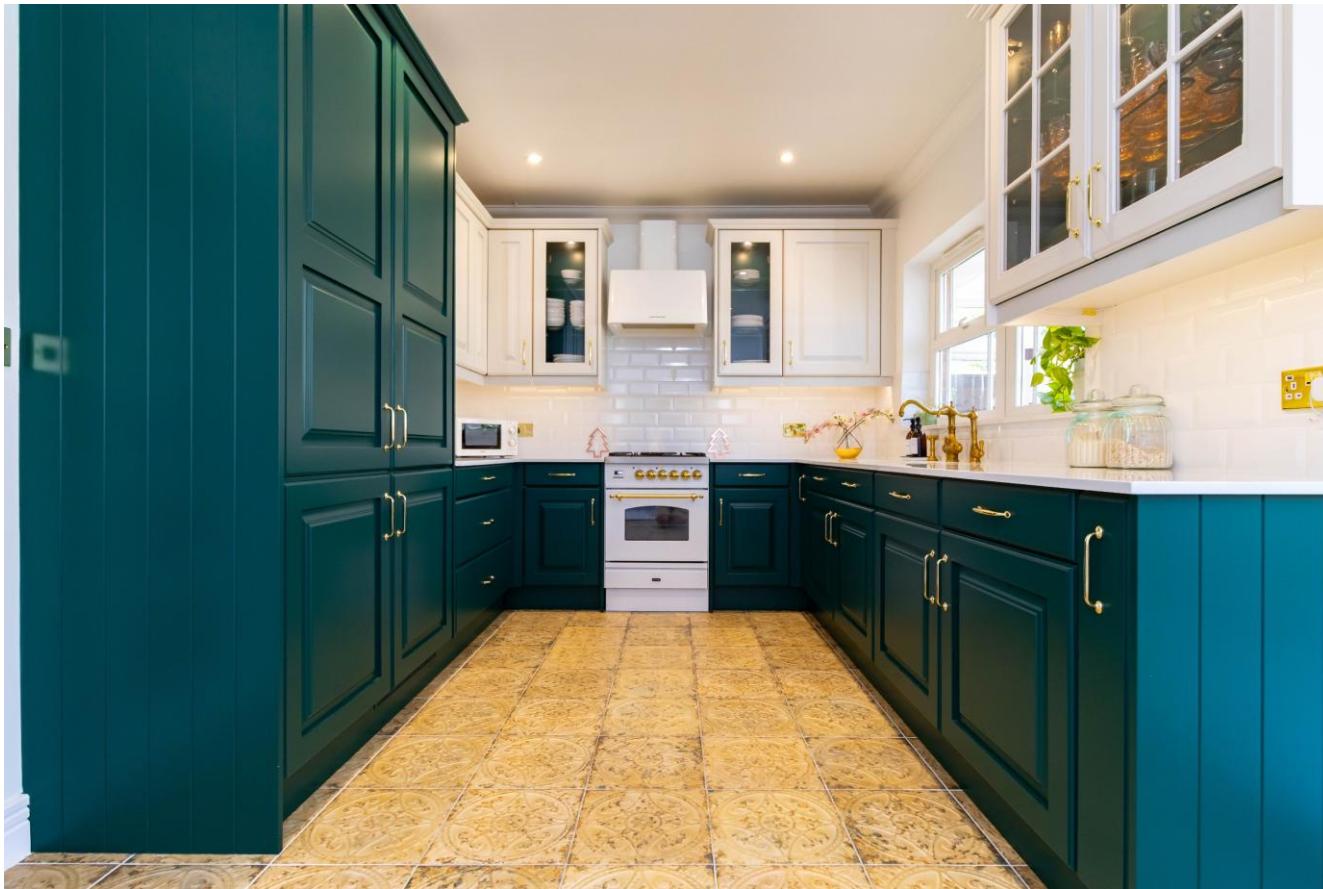


**RAYNERS**  
TOWN & COUNTRY

51 TOWER PLACE, GREAT PARK  
WARLINGHAM, SURREY, CR6 9PW

Rayners are delighted to present this exceptional four-bedroom detached residence, located within the prestigious gated 'Great Park' development in the ever-popular village of Warlingham. Surrounded by beautifully landscaped grounds, this sought-after community offers a unique lifestyle with access to a cricket pitch, pavilion, children's play area, and extensive green spaces dotted with mature trees—ideal for families and those seeking a peaceful yet connected setting. Immaculately presented throughout, the property has recently been redecorated by the current owners and offers spacious, well-balanced accommodation. The elegant living room flows effortlessly into a formal dining area, creating a perfect layout for both everyday living and entertaining. A particular highlight is the bespoke John Lewis of Hungerford kitchen, combining timeless design with modern functionality, which opens onto a bright and welcoming conservatory—ideal for family gatherings or relaxed mornings with garden views. Upstairs, the master bedroom benefits from an en-suite bathroom, while a second double bedroom also enjoys its own en-suite—perfect for guests. Two further double bedrooms and a stylish family bathroom complete the first-floor accommodation, offering flexibility and comfort for growing families or those working from home. The garden is a standout feature, offering a level, private space mainly laid to lawn and bordered by mature shrubs and trees. A paved patio provides the perfect spot for outdoor dining and entertaining. To the front, the property benefits from off-street parking and access to a garage, which has been converted to a high standard to include a spacious utility room with excellent storage. Ideally situated on the edge of Green Belt countryside, Great Park offers the tranquillity of rural surroundings while being just moments from Warlingham Village, where a variety of shops, pubs, restaurants, and everyday amenities can be found. For commuters, Upper Warlingham and Whyteleafe stations (Zone 6) provide direct services to London Bridge and Victoria. The M25 and M23 are both under five miles away, giving swift access to Gatwick, Heathrow, and the wider motorway network. Families are well catered for with a wide range of excellent state and private schools nearby, as well as an abundance of leisure and recreational facilities. This beautifully appointed home effortlessly combines luxury, practicality, and location. Early viewing is highly recommended.







**Tenure: Freehold      Local Authority: Tandridge Council      Council Tax Band: E      EPC Rating: C**  
**Annual service charge: £1817.74 to be confirmed via solicitors.**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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