



Little Manor The Avenue, Whyteleafe - CR3 0AQ

Guide Price £1,750,000

FINE & COUNTRY





## Little Manor The Avenue

### Whyteleafe

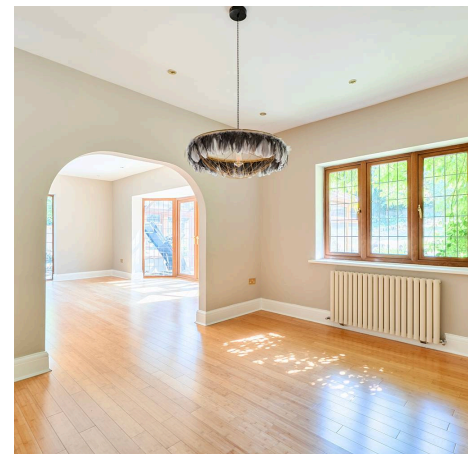
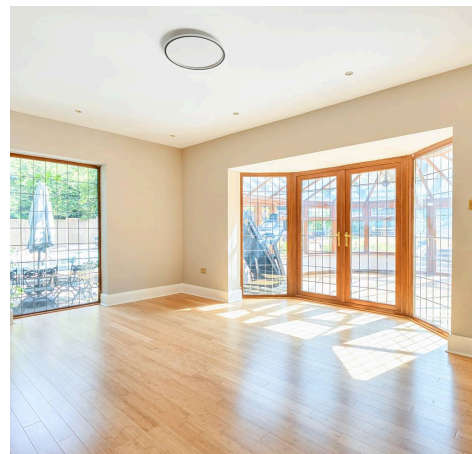
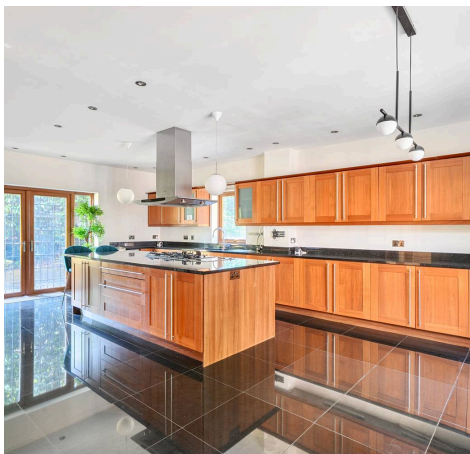
Set discreetly behind private electric gates along the prestigious The Avenue, in Whyteleafe, this remarkable detached residence extends to approximately 5,000 sq ft of beautifully appointed accommodation. Combining timeless character with generous proportions and exceptional privacy, this is a home designed for sophisticated family living and memorable entertaining. Offering an exceptional combination of scale, privacy and versatility, this outstanding residence presents a rare opportunity to acquire a substantial family home in one of Surrey's most desirable residential settings.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Walking Distance of Stations Serving London
- Secluded Grounds to All Sides
- Heated Outdoor Swimming Pool
- Underfloor Heating
- Well Appointed Bathrooms/Ensuites
- Fully Fitted Kitchen/Dining Room with Underfloor Heating
- Gated Driveway in Quiet Location



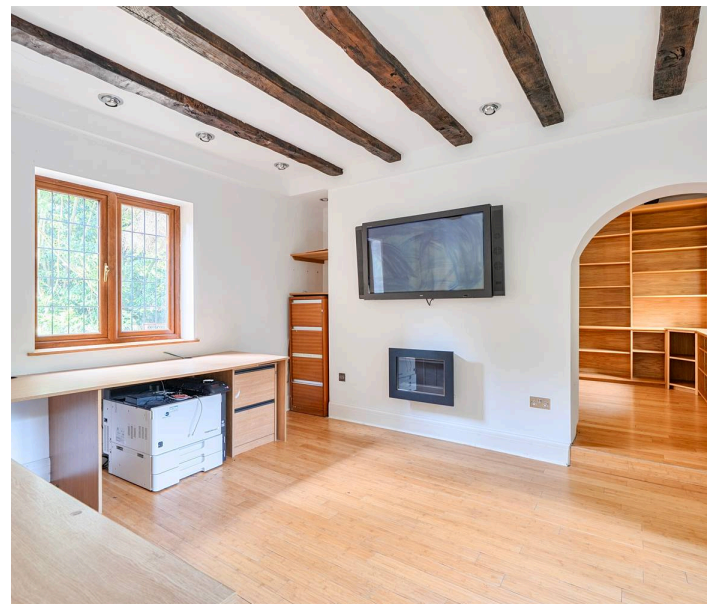
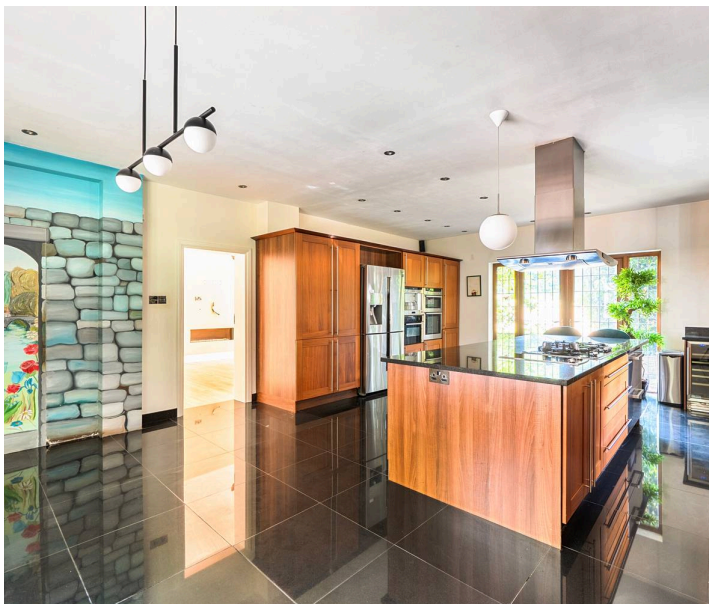


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Beyond the gates, an elegant courtyard with a tranquil koi pond creates an immediate sense of arrival, evoking the atmosphere of a private country manor. Beautifully landscaped and impeccably presented, the approach offers a fitting introduction to the impressive home beyond.

Inside, a welcoming entrance hall leads effortlessly into the principal reception rooms. Unlike many traditional properties, the expansive living and dining space is notably wide and wonderfully proportioned, creating an impressive setting that feels both grand and inviting. Bathed in natural light, it offers exceptional versatility for both everyday family life and large-scale entertaining. The spacious lounge is separated into two areas, with large picture windows overlooking your grounds to the rear and side with the lounge area offering a feature fireplace and doors to a conservatory. A further reception room, boasting a square bay window overlooking the rear grounds makes an ideal family room or formal dining room, being adjacent to the heart of the home...the superbly appointed kitchen. Thoughtfully designed to cater equally for everyday family life and entertaining on a larger scale with integrated appliances to include a selection of ovens, a five-burner gas hob and teriyaki grill, double fridge/freezer, wine fridge, Neff coffee machine, along with extensive cabinetry and a large central island unit, it combines practicality with timeless style.





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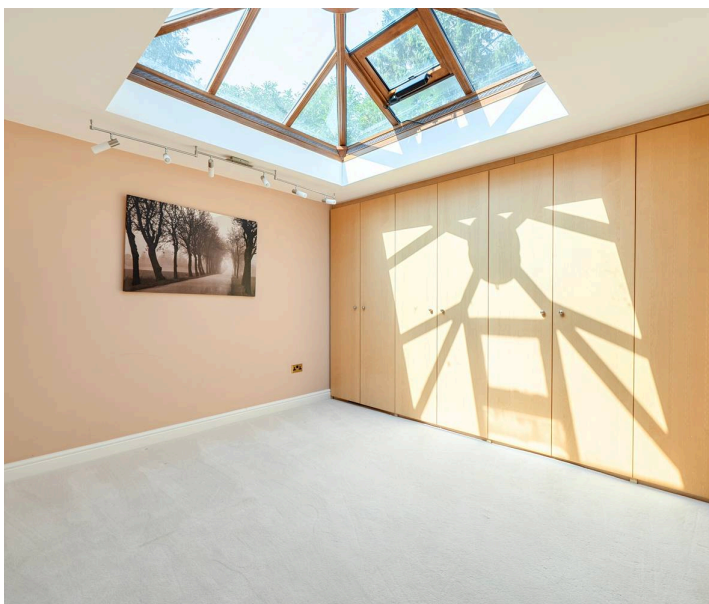
A generous walk-in pantry provides exceptional additional storage, ensuring the kitchen remains both functional and beautifully organised.

Little Manor would be an ideal home for those working from home with a well-proportioned study occupying a section of the ground floor that has been thoughtfully arranged into two distinct areas. The principal office offers an ideal work-from-home space or private library, while the adjoining section discreetly houses the property's plant and water systems, ensuring excellent water pressure throughout the home.

Rising to the the first floor offers four beautifully proportioned bedrooms. The impressive principal suite enjoys peaceful garden views and direct access to a private balcony overlooking the grounds. Hidden behind bespoke fitted wardrobes is a cleverly concealed walk-in dressing room, providing dedicated storage for clothing, handbags and accessories. The luxurious en-suite bathroom features twin vanity basins, creating an elegant and practical retreat.

The remaining bedrooms continue the theme of generous accommodation, including two spacious double bedrooms, and a delightful children's bedroom, with ensuite facilities, featuring a hidden playroom concealed behind wardrobe doors. Complete with skylights and cleverly incorporated within the roof space, this enchanting hideaway offers a truly magical environment for younger family members. A beautifully appointed family bathroom, complete with a jacuzzi bath and bespoke tiling, serves the remaining bedrooms.

The converted top floor provides superb additional accommodation, comprising two further bedrooms, both with balconies, a spacious bathroom and extensive



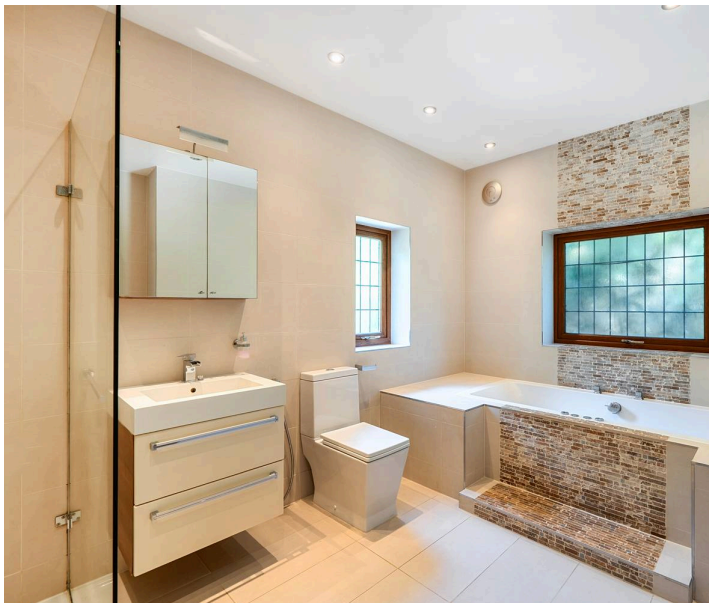


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### Whyteleafe

The converted top floor provides superb additional accommodation, comprising two further bedrooms, both with balconies, a spacious bathroom and extensive storage. This versatile level is ideally suited to older children, visiting guests, multi-generational living or live-in staff.

The gardens are undoubtedly one of the property's defining features. Mature, secluded and beautifully established, they offer an exceptional degree of privacy rarely found. Expansive lawns, generous terraces and a private outdoor swimming pool, heated via a heat exchange system, create a wonderful setting for both relaxation and entertaining. Having previously hosted weddings and significant family celebrations, the grounds provide a truly remarkable backdrop for creating lasting memories. There are also solar panels which serves the hot water in the house.





# The Avenue, Whyteleafe, CR3

Approximate Area = 4892 sq ft / 454.4 sq m

Limited Use Area(s) = 220 sq ft / 20.4 sq m

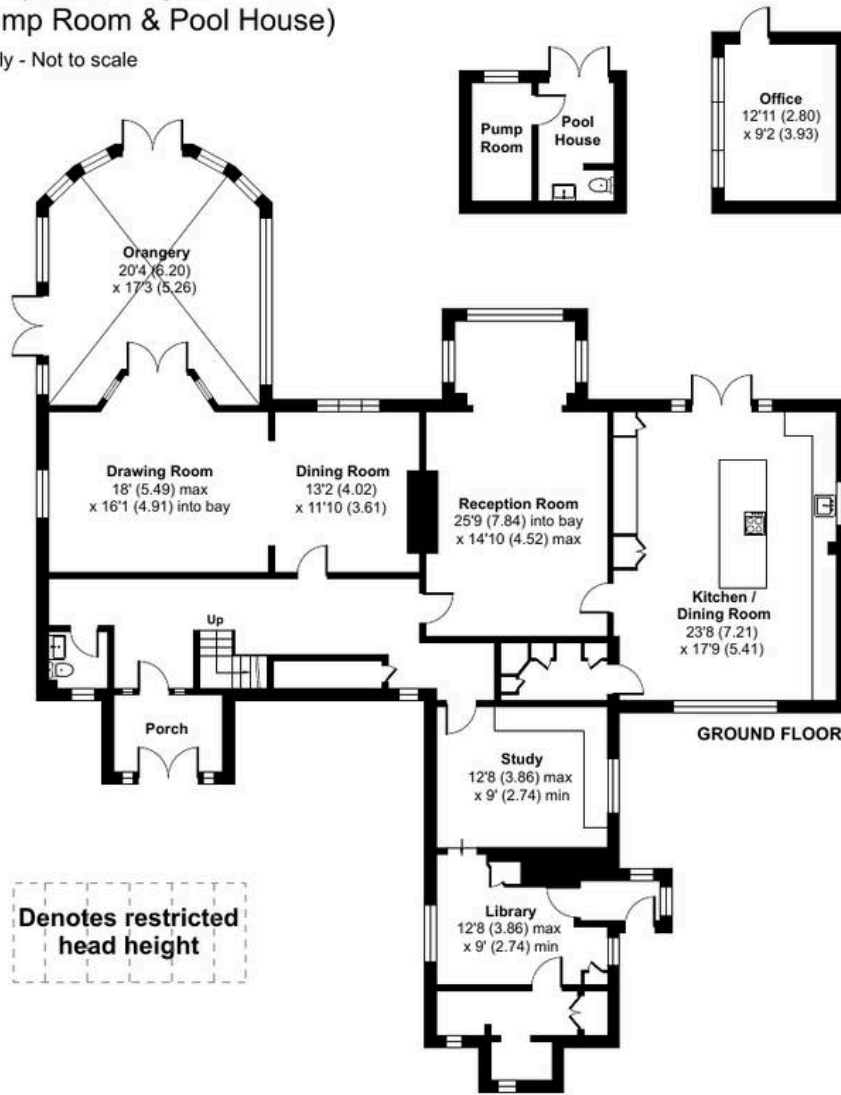
Garage = 327 sq ft / 30.3 sq m

Office = 118 sq ft / 10.9 sq m

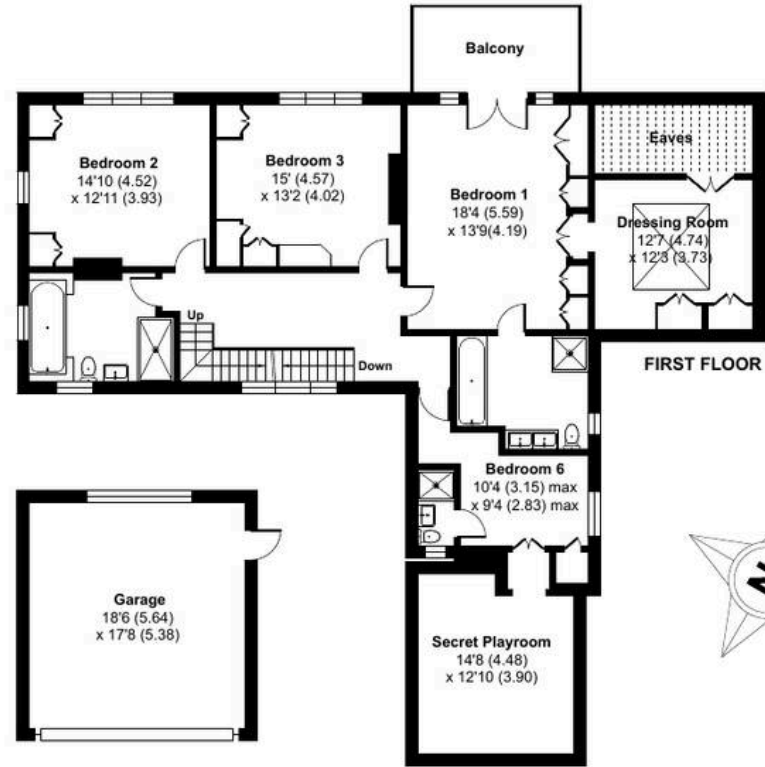
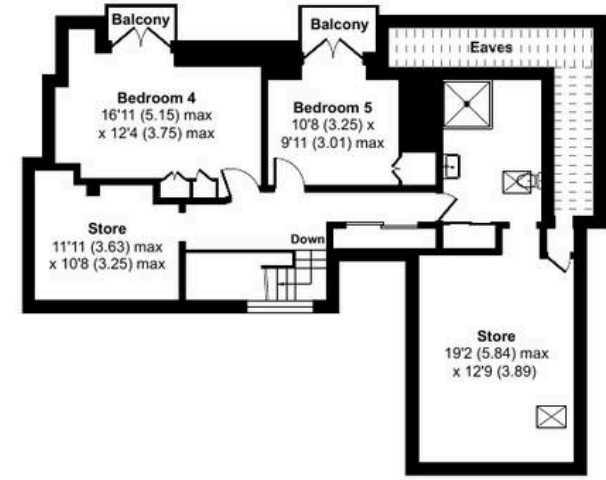
Total = 5557 sq ft / 516 sq m

(Excludes Pump Room & Pool House)

For identification only - Not to scale



Denotes restricted head height





## Fine & Country

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