



Westbury House, The Mount, Warlingham - CR6 9JF

Offers Over £1,695,000

FINE & COUNTRY





## Westbury House, The Mount

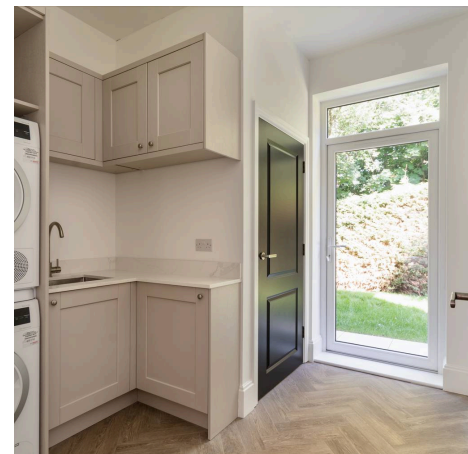
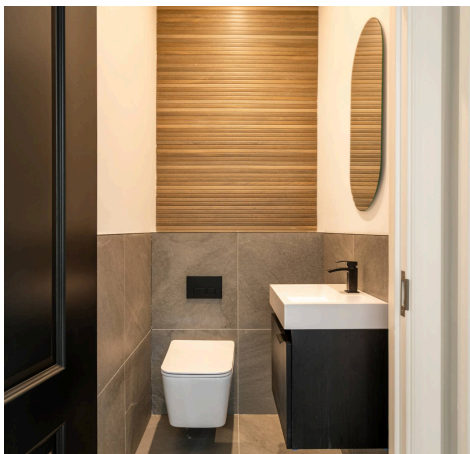
Warlingham, Surrey

Exceptional, brand new 6 bedroom residence in a quiet backwater position within easy reach of fast Upper Warlingham trains to London.

Council Tax band: H

Tenure: Freehold

- 6 Bedrooms & Two Ensuites
- Large Reception Rooms
- High Specification Fittings throughout
- Latest Building Reg Standards
- Level 0.2 acre Landscaped Plot
- 10 Year Build Warranty
- Ready for Occupation

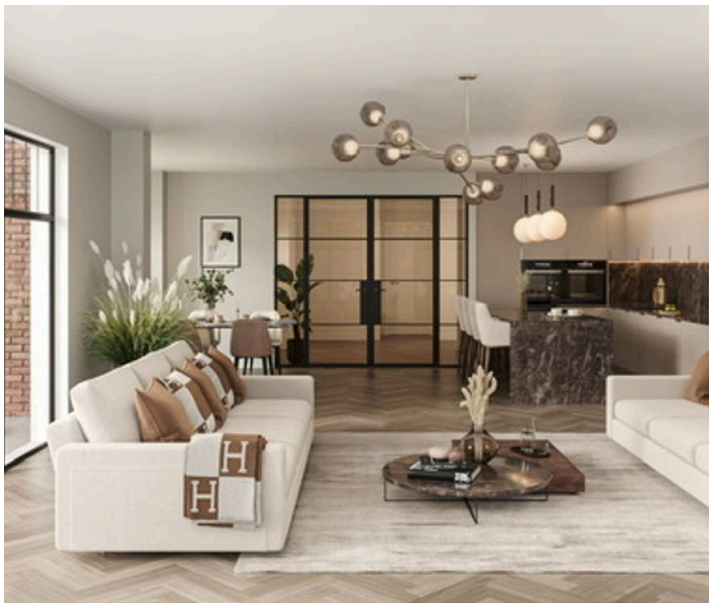


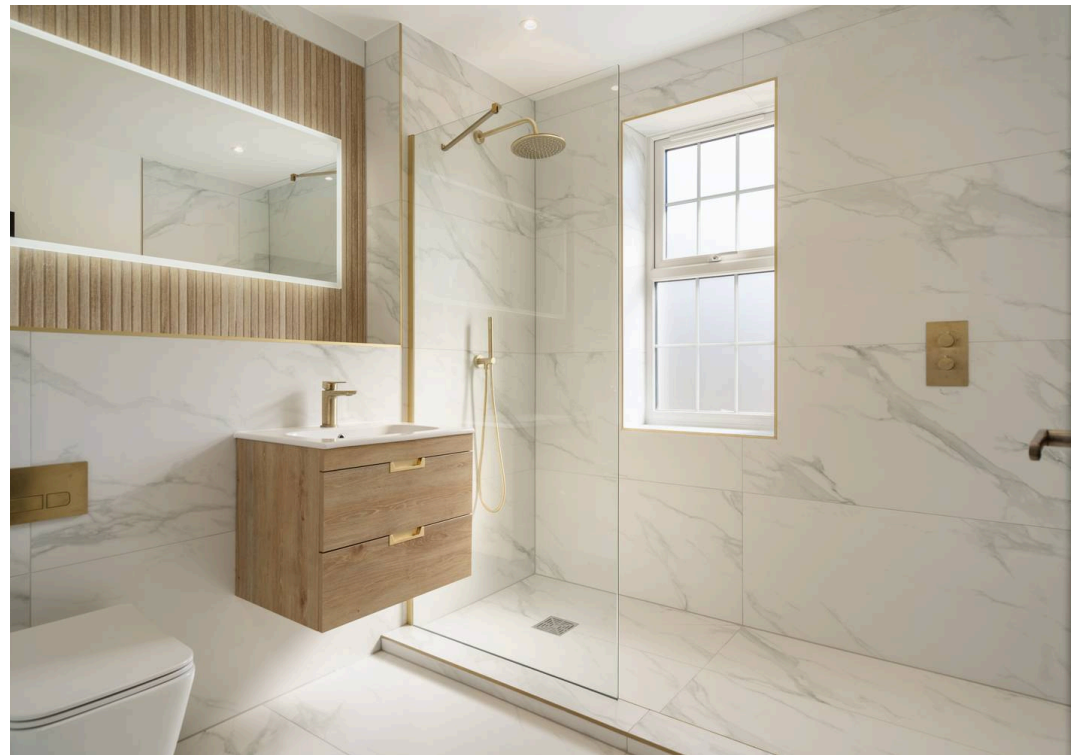


## Westbury House, The Mount

Warlingham, Surrey

Nestled at the end of a tranquil cul-de-sac, this brand-new 6-bedroom detached house presents unparalleled luxury and sophistication. As you step through the spacious entrance hallway, you're immediately welcomed by a light filled room. The spacious kitchen/dining/family room forms the hub of the house with floor to ceiling windows and doors opens to the rear garden. Boasting cavernous reception rooms downstairs, this architectural masterpiece features a sumptuous master bedroom suite, with ensuite facilities and a sitting area, ideal for indulging in restful tranquillity. The property is immaculately finished with high-specification fittings throughout, ensuring a seamless blend of comfort and elegance. Built in compliance with the latest building regulations and complete with a 10-year build warranty, this residence offers peace of mind for discerning homeowners. Set on a meticulously landscaped 0.2-acre plot, with gardens which occupy three sides, ideal for hosting summer gatherings on the lush lawns and unwinding on the wrap around terrace, offering a seamless transition between indoor comfort and outdoor splendour. All in all, this home epitomises modern opulence, promising a lifestyle of refinement and exclusivity!





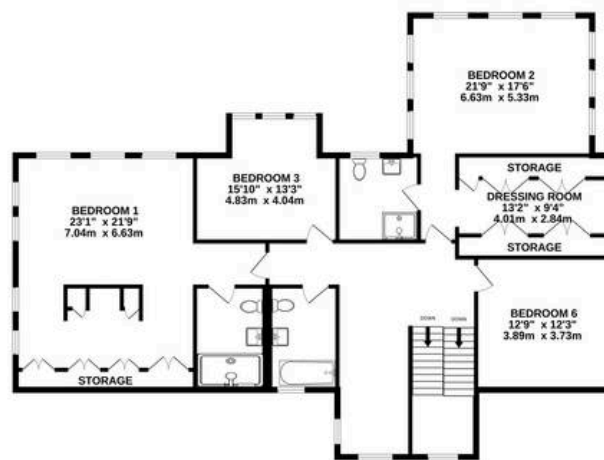




GROUND FLOOR  
1631 sq.ft. (151.5 sq.m.) approx.



1ST FLOOR  
1606 sq.ft. (149.2 sq.m.) approx.



2ND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 4255 sq.ft. (395.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Fine & Country

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