



23 Smitham Bottom Lane, Purley - CR8 3DE

Guide Price £1,295,000

FINE & COUNTRY





## 23 Smitham Bottom Lane

Purley, CR8 3DE

Serving as a family home for the present owners of over twenty-five years, this rarely available opportunity will most certainly appeal to those seeking a timeless and architecturally distinct home that boasts a character and heritage scarcely attainable in such a well-connected town.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Private garden
- 0.4 of an Acre
- Heated Swimming Pool
- Off street parking
- Fireplace
- Central heating
- Driveway





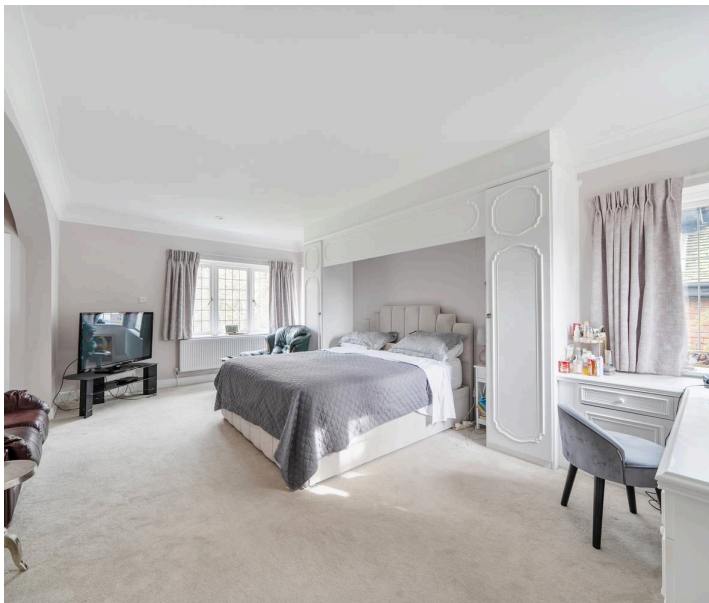
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Set within a level plot of approximately 0.4 acres and bordering the prestigious Webb Estate, this charming and characterful home offers a rare opportunity to acquire a substantial family residence with scope for personalisation. Having been cherished by the same family for over 25 years, it blends warmth, space, and timeless character in a peaceful yet highly convenient setting.

A welcoming entrance hall, complete with timber flooring and an exposed brick fireplace, immediately sets the tone for the home's character and charm. From here, a series of elegant and well-proportioned reception rooms unfold, offering both flexibility and a natural flow for family living and entertaining. The dual-aspect lounge is filled with natural light and features a bay window and fireplace, while the drawing room, positioned to the rear, enjoys a tranquil outlook over the garden and provides a calm, refined space to relax.

The kitchen is bright and spacious, fitted with extensive cabinetry, modern appliances, and generous work surfaces, with ample room for dining. Doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A ground floor W/C, utility space, and excellent storage further enhance the practicality of the home.





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Upstairs, a generous landing with exposed beams adds further character and a sense of openness. The principal bedroom benefits from a dual-aspect outlook, fitted wardrobes, dressing area, and a well-appointed en-suite bathroom. Additional bedrooms are all well-proportioned and served by a family bathroom, providing comfortable accommodation for both family and guests. The upper floor offers further versatile space, ideal for use as a study, games room, or additional bedroom, depending on requirements.

The rear garden is a particular highlight, offering a private and peaceful setting with mature surroundings, ideal for both quiet enjoyment and social gatherings. A heated swimming pool provides a touch of luxury, while a garage, plant room, and ample off-street parking via an in-and-out driveway complete the external offering.

Ideally positioned within easy reach of Purley station, providing direct links into Central London, as well as a range of local amenities, reputable schools, and open green spaces, this is a rare opportunity to acquire a distinctive home that effortlessly combines character, space, and convenience.



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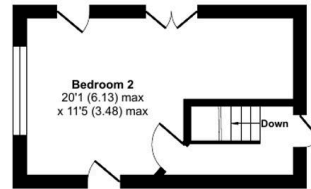
Approximate Area = 2576 sq ft / 239.3 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuildings = 149 sq ft / 13.8 sq m

Total = 2905 sq ft / 269.8 sq m

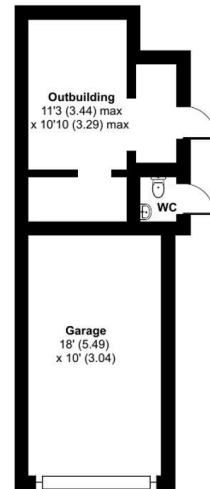
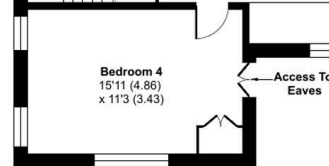
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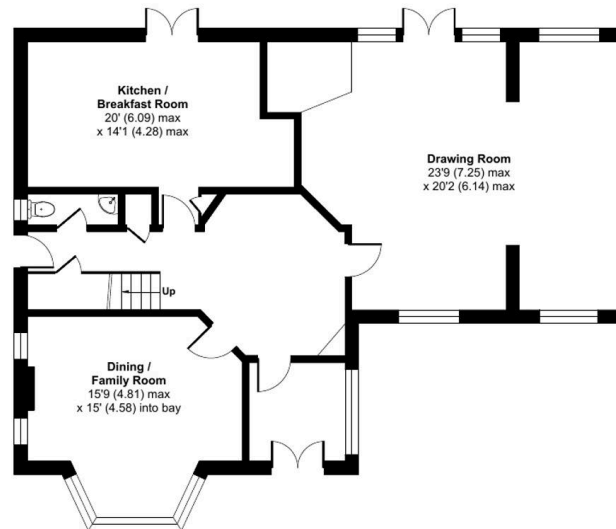
**SECOND FLOOR**



**FIRST FLOOR**



**GARAGE /  
OUTBUILDING 1 / 2**



**GROUND FLOOR**



## Fine & Country

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653040

[woldingham@fineandcountry.co.uk](mailto:woldingham@fineandcountry.co.uk)

[www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents](http://www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents)