



5 Ashwood, Warlingham - CR6 9HT

Guide Price £1,700,000

P A R K &
B A I L E Y



5 Ashwood

Warlingham

Stunning 5-bed with 5 ensuites detached home in sought-after cul-de-sac, fully refurbished open-plan living, gym with sauna, outdoor kitchen, large garage/workshop. Perfect for modern family living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extensively refurbished detached family home
- Five double bedrooms, all with ensuite bathrooms
- Two bedrooms conveniently located on the ground floor
- Stunning open-plan kitchen/dining/family room
- Sitting room with hidden "secret" study
- Gym with sauna and plunge pool
- Large garage/workshop (864 sq. ft.) with annexe potential
- Landscaped low-maintenance rear garden with outdoor kitchen & bar
- Ample off-street parking via large block-paved driveway
- Highly sought-after cul-de-sac location, beautifully presented throughout



Park & Bailey are delighted to present this stunning detached family home, which has undergone extensive refurbishment and improvement by the current owner. Finished to an exceptional standard throughout, this impressive residence offers versatile, high-specification accommodation designed with modern family living and entertaining in mind.

The ground floor welcomes you with a spacious entrance hall leading to a beautifully designed open-plan kitchen/dining/family room – the true heart of the home. This light-filled space features a contemporary kitchen with high-end fittings and ample room for dining and relaxation, making it perfect for both family gatherings and entertaining guests. A separate sitting room offers a comfortable retreat and includes a hidden “secret” study, ideal for those working from home. Completing the ground floor are a utility room and two generous double bedrooms, both with luxurious ensuite bathrooms.

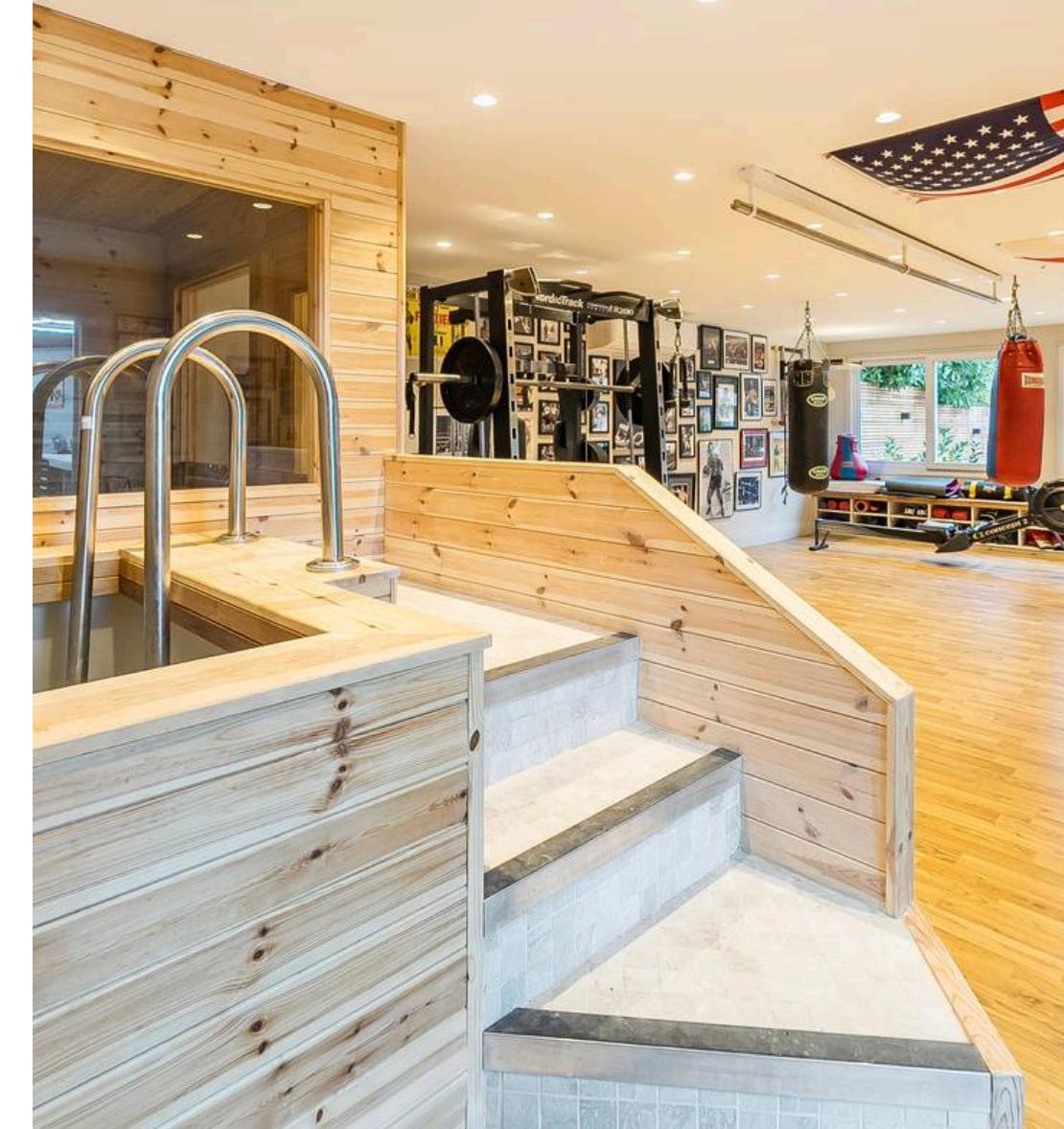
Upstairs, there are three further double bedrooms, each benefiting from ensuite facilities, with two bedrooms featuring walk-in wardrobes/dressing rooms. Every room has been finished with meticulous attention to detail, combining elegance, comfort, and practicality.

A standout feature of this remarkable property is the fully equipped gym, which includes a sauna and plunge pool – perfect for relaxation and wellness. The gym connects to a large garage/workshop measuring over 864 sq. ft., offering excellent versatility and potential to create a self-contained annexe (subject to any necessary consents).

Externally, the property is equally impressive. To the front, a large block-paved driveway provides ample off-street parking for several vehicles and access to the garage. The landscaped rear garden has been thoughtfully designed for low-maintenance outdoor living, featuring Astroturf lawns, multiple paved patio areas, and a superb outdoor kitchen and bar area – ideal for alfresco dining and entertaining.

Situated in a highly sought-after cul-de-sac, this exceptional home combines luxury, space, and versatility in a peaceful yet convenient location. Offered in excellent decorative order throughout, this truly is a must-see property for discerning buyers seeking the perfect blend of contemporary design and practical family living.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of



Ashwood, Warlingham, CR6

Approximate Area = 2820 sq ft / 261.9 sq m

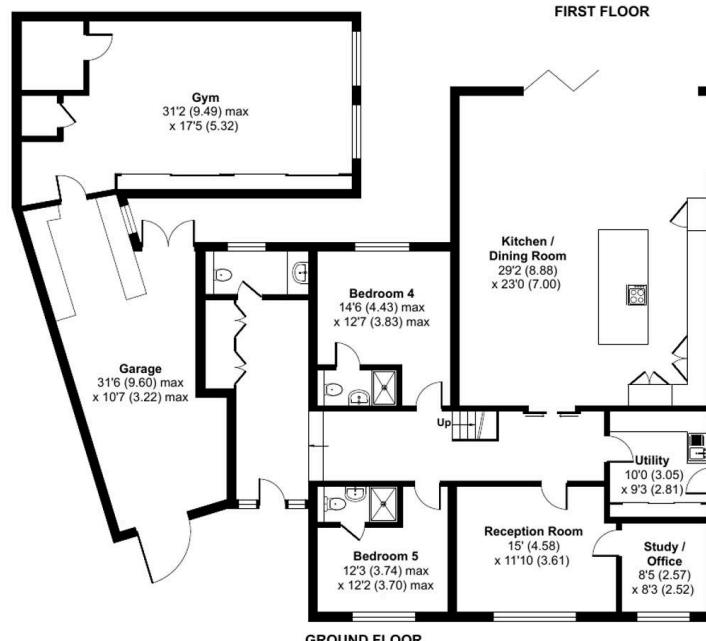
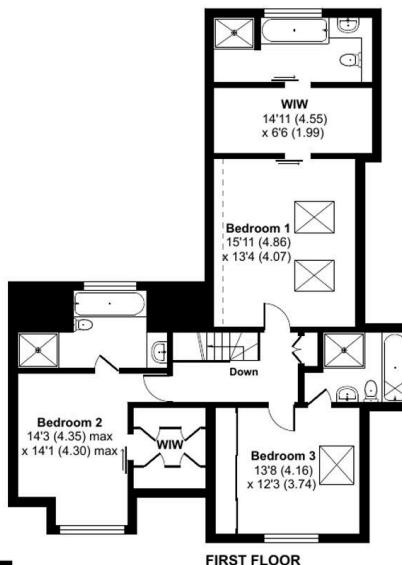
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage= 864 sq ft / 80.2 sq m (Includes Gym)

Total = 3698 sq ft / 343.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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