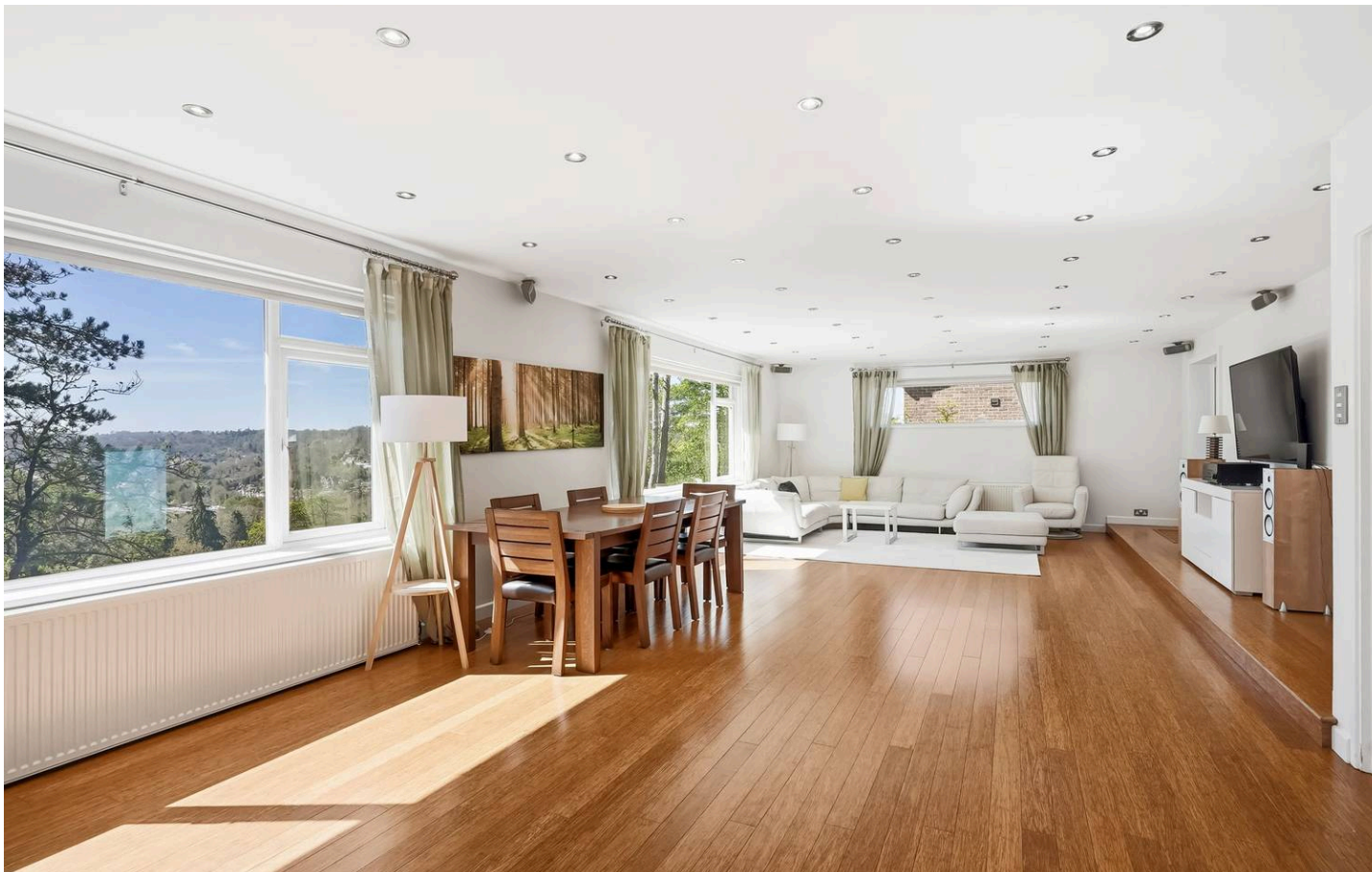




20 Kooringa, Warlingham - CR6 9JP

In Excess of **£900,000**





20 Kooringa

Warlingham

Unique 2,200 sq ft home at the end of a private no-through road with stunning southerly views, south-facing terrace, tiered landscaped garden, double garage and spacious, versatile accommodation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End of private no-through road location
- Stunning far-reaching southerly views
- South-facing terrace spanning the width of the property
- Bright through lounge/dining room with panoramic outlook
- Kitchen/breakfast room with separate utility
- Four bedrooms including two with ensembles
- Family room with garden access
- Tiered landscaped garden with ornamental pond and seating area
- Driveway parking, double garage and additional rear access via Southview Road for approximately four cars



Built into the hillside and modernised with contemporary finishes, the property benefits from an abundance of natural light and a wonderful south-facing rear aspect. A particular feature is the impressive terrace which spans the entire width of the house, providing the perfect space for outdoor entertaining while taking in the spectacular views.

The accommodation is accessed at first floor level and begins with a welcoming entrance hall. On this level there is a study which could also serve as a fourth bedroom, with a conveniently located WC alongside. A bright and spacious through lounge/dining room provides a fantastic main living space with large windows framing the stunning outlook. There is also a well-appointed kitchen/breakfast room with an adjoining utility room.

Stairs lead down to the ground floor where the accommodation continues with a generous family room featuring a shower room and direct access to the rear garden, creating an ideal family room.

The principal bedroom suite includes a dressing area with fitted wardrobes leading into the bedroom and an ensuite bathroom. The second bedroom is also a well-proportioned double with its own ensuite shower room, while a further double bedroom completes the accommodation.

Externally, the property is approached via a driveway providing off-street parking and leading to a double garage. A further driveway to the rear of the property can be accessed via Southview Road which can accommodate approximately four cars. The rear garden is arranged over attractive tiers below the terrace and features manicured planting, a lawned area and an ornamental pond with a seating area, creating a peaceful and beautifully maintained outdoor space.

Location

The property is enviably located within easy reach of regular bus routes as well as Upper Warlingham, Whyteleafe and Whyteleafe South stations, each providing fast and frequent connections into Central London.

The M25 and M23 are accessible within approximately seven minutes via the Caterham Bypass. Warlingham Village is a short distance away and offers a variety of shops, pubs and cafés, along with a Sainsbury's supermarket and local amenities. The nearby town of Caterham provides further shopping facilities, restaurants and cafés.

The area is also well known for its beautiful open countryside, with Woldingham Golf Club close by, along with a selection of highly regarded local schools.

As part of our provision, we may offer ancillary services to assist with your





First Floor



Ground Floor





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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