



76 Leas Road, Warlingham – CR6 9LL

Guide Price **£1,700,000**





76 Leas Road

Warlingham

Stunning five-bedroom in sought-after Warlingham location. Features Smallbone kitchen, light-filled family room, indoor hydro pool, sauna, landscaped gardens, double garage, and self-contained annex.

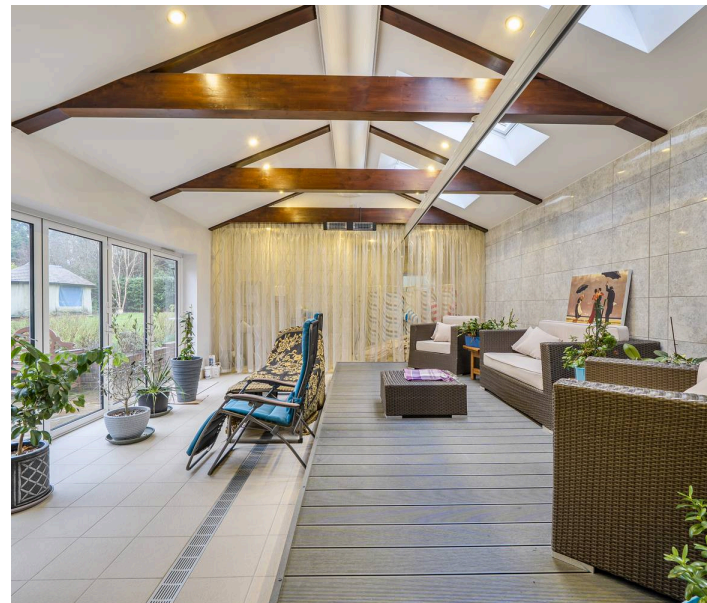
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Guide Price £1,700,000 - £1,750,000
- Five large double bedrooms
- Bespoke Smallbone kitchen with Miele appliances
- Light-filled family/garden room with roof lantern
- Split-level dining/drawing room and separate sitting room currently an ensuite bedroom
- Study
- Indoor hydro pool, sauna, and shower
- Double garage with direct access, utility, and cloakroom
- Self-contained annex above the garage
- Professionally landscaped private rear garden with terrace
- Sought-after Warlingham location close to schools, shops, and transport links



A stunning and extensively refurbished family home in a sought-after Warlingham location

Situated in one of Warlingham's most desirable areas, this exceptional family residence is within walking distance of Warlingham Village Green, with its range of local shops and inns. Sainsbury's supermarket on Limpsfield Road and Caterham town centre with Waitrose and a wider variety of shopping facilities are both easily accessible. Upper Warlingham railway station, approximately 1.25 miles away, provides regular services to London Bridge and Victoria in around 30 minutes. The M25 at Junction 6 is about 3 miles, offering access to Gatwick via the M23, Heathrow, and the national motorway network.

Originally built in 1974, this property has been extensively re-designed and enlarged to create a luxurious and versatile family home. Arranged over two floors, the house is light, spacious, offering five large double bedrooms, abundant storage, and a range of beautifully appointed living spaces.

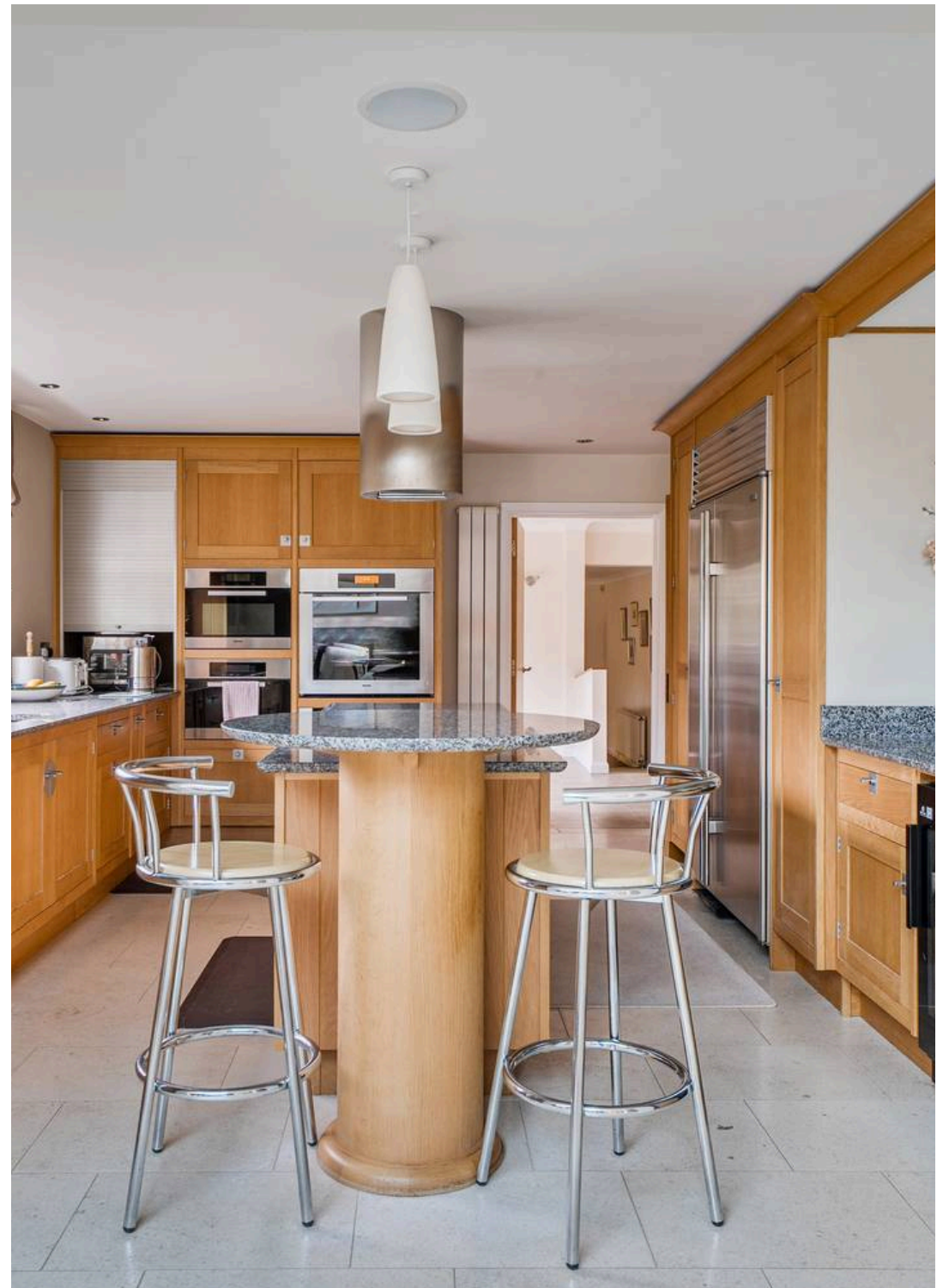
The interior has been carefully planned to offer a choice of distinctive areas for family living and entertaining. Of particular note are the split-level dining/drawing room, a separate sitting room which is currently used as a ground floor ensuite bedroom, and a study. At the heart of the home is a bespoke Smallbone kitchen fitted with Miele appliances, complemented by a superb family garden room flooded with natural light from a roof lantern with solar and thermal control glass. Folding sliding doors open onto a professionally landscaped rear garden.

Wellness and leisure are catered for with an indoor hydro pool (decommissioned), sauna, and shower, ensuring the home is as functional as it is stylish with folding patio doors leading to the garden. A double garage provides direct access into the property, alongside an adjoining utility room and cloakroom. Additionally, a self-contained annex above the garage offers independent living accommodation with its own entrance.

The property is set in a semi-rural location with beautifully maintained, professionally planned gardens that can be enjoyed from virtually every window. The rear garden is level, private, and secluded, featuring a wealth of perennial and evergreen shrubs, trees, and flowers. Sliding patio doors from the drawing room lead to a large terrace with a water feature and inset flowerbeds, while the extensive lawn provides ample space for leisure and games.

To the front, a large shingle driveway provides substantial parking, with a well-stocked and maintained garden featuring specimen shrubs, trees, and a lawn extending to the roadside.

Directions



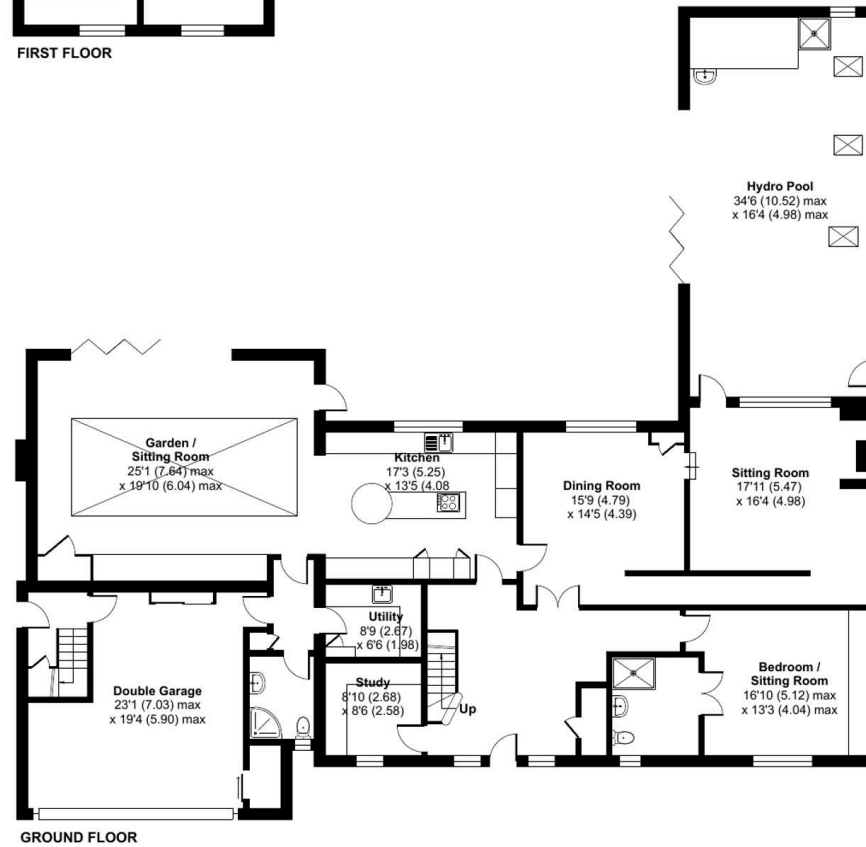
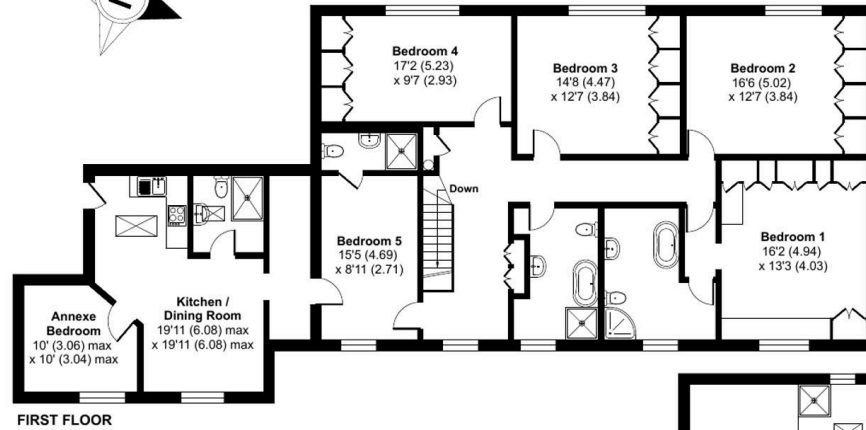
Leas Road, Warlingham, CR6

Approximate Area = 4600 sq ft / 427.3 sq m

Garage = 417 sq ft / 38.7 sq m

Total = 5017 sq ft / 466 sq m

For identification only - Not to scale





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/

As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

