



Beechlands, Tydcombe Road, Warlingham

Guide Price £2,750,000

FINE & COUNTRY





Beechlands, Tydcombe Road

Warlingham

An exceptional six-bedroom residence in Warlingham's prestigious Golden Triangle, offering luxurious living with breathtaking panoramic valley views. Beautifully upgraded throughout, it features refined interiors, multiple entertaining spaces, landscaped gardens with a hydro pool, and a self-contained annexe above the triple garage – the perfect blend of elegance, comfort, and versatility.

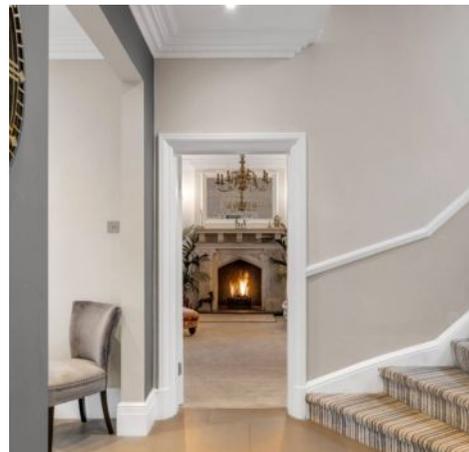
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Private, gated entrance with sweeping driveway and ample parking
- High specification finishes throughout, including underfloor heating and bespoke cabinetry
- Triple garage with tiled floor, power, and automated roller doors
- Self-contained annexe above triple garage
- Open-plan living and dining areas
- Mark Wilkinson kitchen with high-end Miele, Bosch, and Fisher & Paykel appliances
- Six double bedrooms, including luxurious master suite with balcony, roof terrace, and dressing room
- Panoramic valley views





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Set in a commanding position in the highly sought after 'Golden Triangle' on one of Warlingham's most desirable roads, Beechlands is a residence of distinction, having been comprehensively upgraded and updated to a very high standard by the current owners. Combining refined interiors with the most spectacular, panoramic views across the Valley towards Woldingham and its golf course, this home offers a rare blend of luxury, comfort and versatility.

Approached via double wrought iron security gates, onto a sweeping driveway, the triple garage immediately impresses, complete with its very own self contained annexe above. Powered by an independent boiler and consumer unit, this versatile space is perfectly suited for extended family, guests, rental potential or a games room, consisting of an open plan lounge/kitchen/bedroom and shower room with separate wc.





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On entering the main residence, the magnificent reception hall provides an equally impressive welcome, being open plan to a study area with views towards the rear gardens via one of the many bifolding doors. The drawing room, a double aspect room, also with bifolding doors opens out onto a covered and protected sun loggia. From here the panoramic outlook sweeps across the valley, creating a seamless indoor-outdoor living experience. A well proportioned room with a feature stone fireplace with gas coal fire.

At the heart of the home, the open plan kitchen/living/dining area is a true statement piece, boasting a Mark Wilkinson, solid wood kitchen with cabinetry, finished in an eye-catching light grey, with a central island unit with wine cooler and secondary sink, and overall, cleverly integrated storage, all combine to create both beauty and functionality.



High specification appliances include Bosch, Miele and a Fisher & Paykel oversized American fridge/freezer, ensuring the kitchen is as practical as it is stylish. Open plan in design, this space flows into the dining and living areas, making it ideal for both family life and entertaining. A dedicated coffee station with hot water tap further elevates everyday convenience. Three sets of bifolding doors access and open up to the rear garden, with a striking Japanese silk tree, visible, adding charm and character to the overall setting from all the living spaces.



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Rising to the first floor via wide tread, shallow staircase, giving access from a galleried landing to four of the 6 double bedrooms. The master suite is a true retreat, with balcony framing the extraordinary views alongside an exceptional roof terrace, a spacious dressing room with ample built in bedroom furniture and a luxurious ensuite bathroom with claw feet, rolltop bath, wet room style rain shower and underfloor heating. A second bedroom suite with balcony, has ensuite facilities. Bedroom 3 & 4, both with fitted wardrobes, share the family bathroom, featuring a steam shower, notable for all of it's health benefits.

Totalling 6 bedrooms, 2 of which are extension wings either side of the main house, offers segregated space for separate/independent living, multiple entertaining area, exceptional craftsmanship and uninterrupted views, Beechlands is a home designed to impress at every turn. The addition of landscaped gardens with a swim spa/hydro pool, landscaped gardens, and high quality finishes throughout, ensures this property stands as one of Warlingham most desirable residences.





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Stepping outdoors, via the array of bifolding doors to the rear garden, a paved patio runs the width of the property, taking in those panoramic views. A hydro pool takes centre stage, positioned to maximise the exceptional views, while landscaped gardens offer multiple seating areas, a large greenhouse and carefully considered planting. A large central level lawn is bordered by carefully considered planting.

The garden is designed as much for entertaining as for relaxation, providing seasonal-round enjoyment. From the dining room, a tucked away patio is a great entertaining space. The front garden offers ample off road parking, secluded from the quiet, private road by mature trees and hedging, with a pedestrian security gate. The triple garage offers three, remotely operated up and over roller doors, with a tiled floor, power and light, ideal for housing multiple vehicles.





Tydcombe Road, Warlingham, CR6

Approximate Gross Internal Area = 409.2 sq m / 4404 sq ft

Garage = 124.8 sq m / 1343 sq ft

Total = 534.0 sq m / 5747 sq ft



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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