



51 Tower Place, Warlingham - CR6 9PW

In Excess of **£850,000**





51 Tower Place

Warlingham

Immaculate four-bedroom detached home in the prestigious gated Great Park, offering two en-suites, bespoke kitchen, private garden, parking and access to superb communal green spaces.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four-bedroom detached family home
- Prestigious gated Great Park development
- Two en-suite bedrooms and family bathroom
- Conservatory overlooking the garden
- Elegant living room and formal dining area
- Private, level rear garden with patio
- Set in 84 acres of communal green spaces, cricket pitch and play area



Set within beautifully landscaped communal grounds extending to 84 acres, this exclusive and family-friendly community offers a truly unique lifestyle, with access to a private cricket pitch and pavilion, children's play area and extensive green spaces dotted with mature trees – perfect for those seeking a peaceful yet well-connected setting.

The Property

Recently redecorated by the current owners, the home offers spacious, well-balanced accommodation arranged over two floors, presented to an exceptional standard throughout.

The ground floor comprises an elegant living room which flows seamlessly into a formal dining area, creating an ideal environment for both everyday family life and entertaining. A particular highlight is the bespoke John Lewis of Hungerford kitchen, thoughtfully designed to combine timeless style with modern functionality. This impressive space opens directly into a bright and welcoming conservatory, enjoying delightful views over the garden – perfect for relaxed mornings or family gatherings.

First Floor Accommodation

Upstairs, the principal bedroom benefits from a private en-suite bathroom, while a second generous double bedroom also enjoys its own en-suite facilities – ideal for guests or older children. Two further bedrooms, one a double and a single are served by a stylish family bathroom, providing flexibility for growing families or those requiring home office space.

Outside

The rear garden is a standout feature of the property, offering a level and private space predominantly laid to lawn, bordered by mature shrubs and trees. A paved patio area provides the perfect setting for outdoor dining and entertaining during the warmer months.

To the front, the property benefits from off-street parking and access to a garage, which has been converted to a high standard to create a spacious utility room with excellent built-in storage.

Location

Great Park enjoys a prime position on the edge of Green Belt countryside,



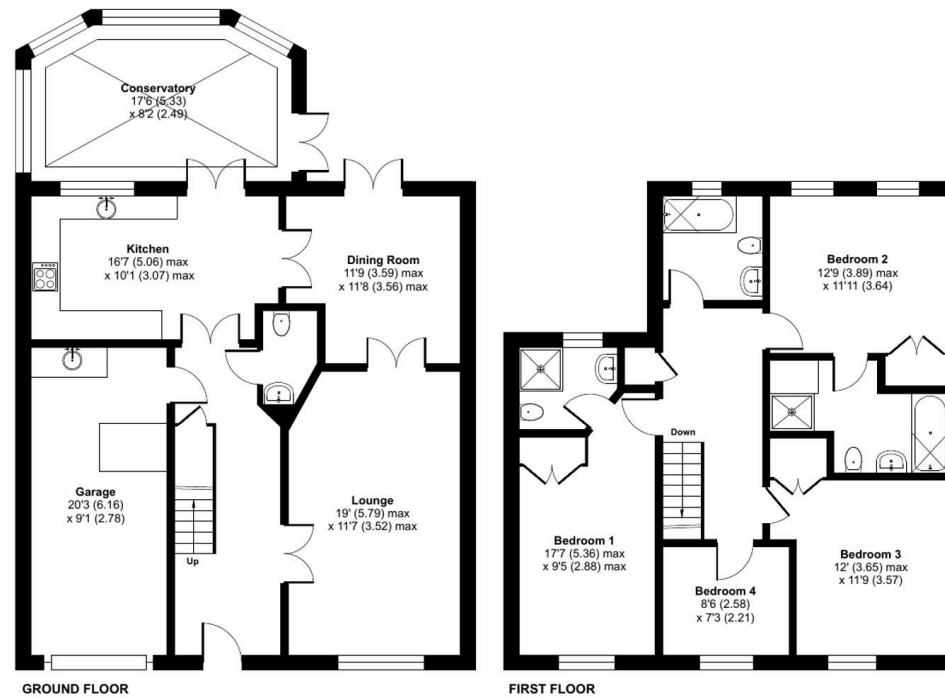
Tower Place, Warlingham, CR6

Approximate Area = 1658 sq ft / 154 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1846 sq ft / 171.4 sq m

For identification only - Not to scale





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