



32 Plough Lane, Purley

£2,200,000 Freehold



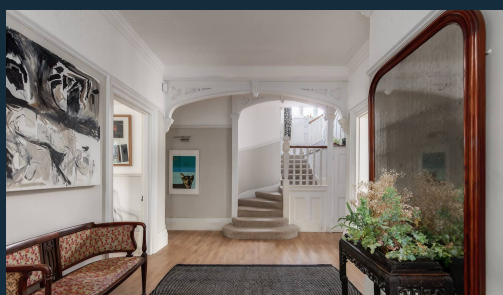
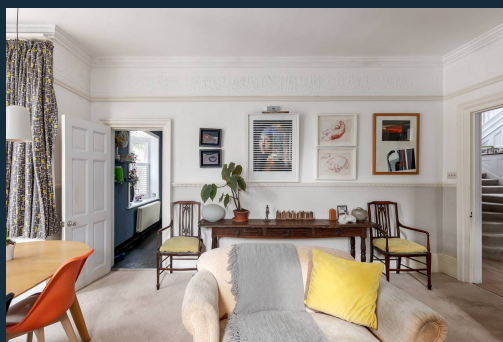
haboodle

A rare opportunity to acquire three properties: a substantial **Edwardian residence**, a **former billiards building** and a **detached cottage**, built in 1901 for a Navy General and set within unusually wide and private grounds approaching half an acre on one of West Purley's most established residential roads. Homes of this stature rarely come to the market, and this one retains the scale, charm and character that make Edwardian properties so sought after.

From the moment you step inside, the proportions are immediately apparent. The welcoming entrance hall leads through to beautifully balanced reception spaces, including an impressive living and dining room measuring over 24 feet, filled with natural light and period features such as fireplaces, leaded-light windows and original brass door furniture. There is also a separate family room with a grand-scale bay window providing a more relaxed space for everyday living, along with a study that works perfectly as a home office.



- › Detached Edwardian Residence Built In 1901
- › Separate Former Billiards Building With Bedroom, Mezzanine Bedroom, Kitchen & Shower Room
- › Detached Three Bedroom Cottage
- › Approx. 5.253 Sq Ft Of Total Accommodation Including Billiards Building & The Cottage
- › Originally Built For A Navy General
- › SIX Double Bedrooms In The Main House
- › Three Bedrooms with En-Suite Bathrooms & Family Bathroom



Plough Lane, Purley - CR8 3QA

Approximate Gross Internal Area = 293.6 sq m / 3160 sq ft

Cellar = 21.2 sq m / 228 sq ft

Total = 314.8 sq m / 3388 sq ft

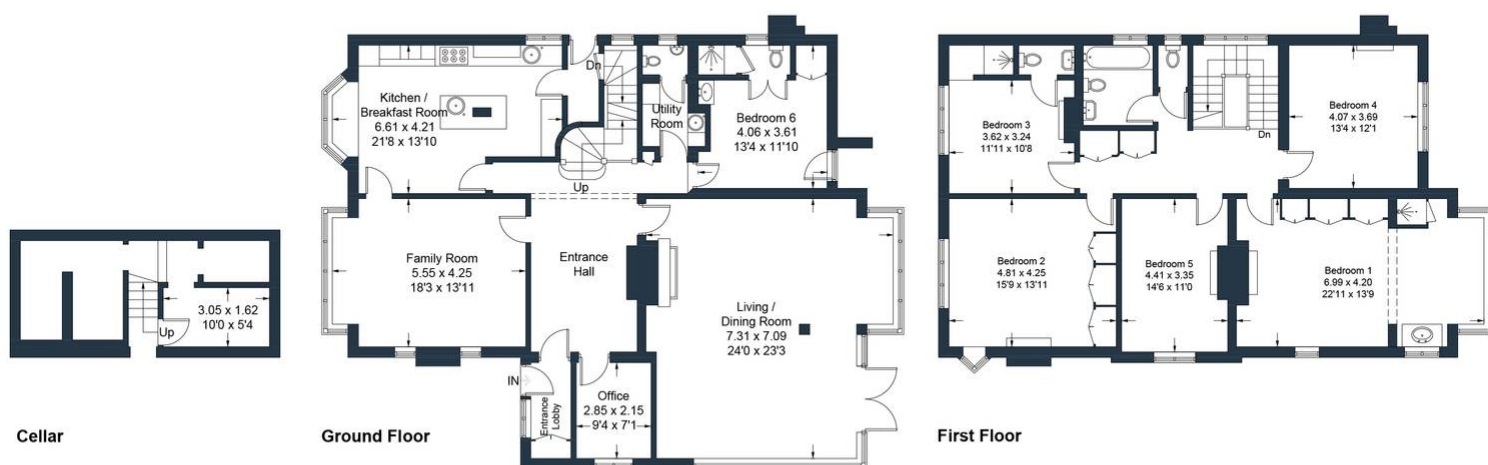


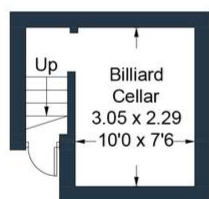
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1300351)



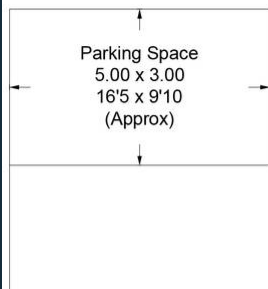
haboodle

Plough Lane, Purley - CR8 3QA

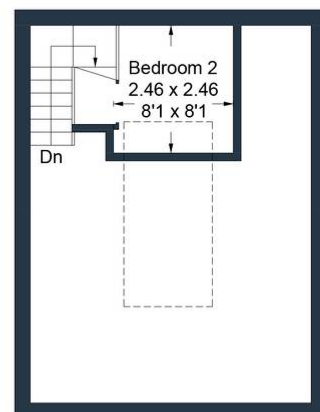
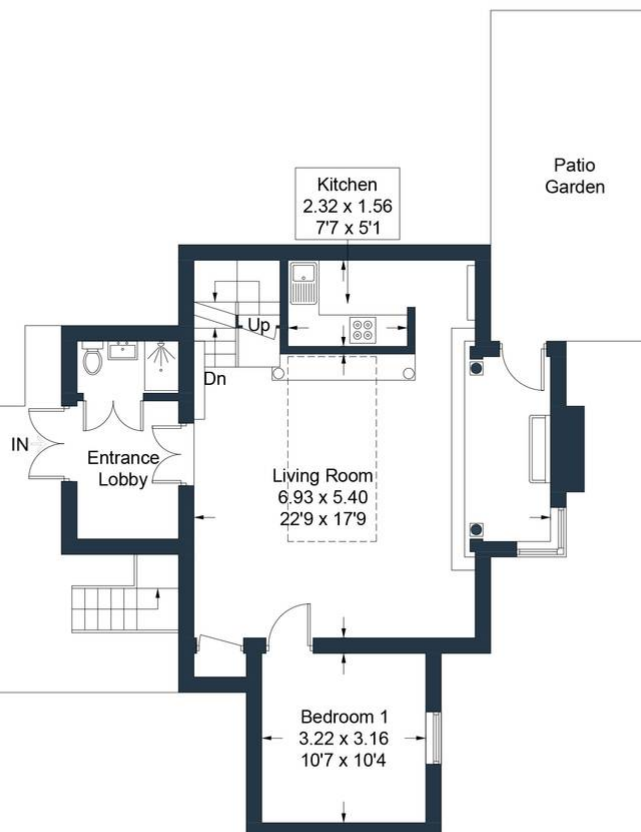
Approximate Gross Internal Area = 86.9 sq m / 935 sq ft
(Including Cellar)



Billiard - Cellar



Billiard - Ground Floor



Billiard - First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1300351)

The Billiards



haboodle

The Cottage, Plough Lane, Purley - CR8

Approximate Gross Internal Area = 86.4 sq m / 930 sq ft

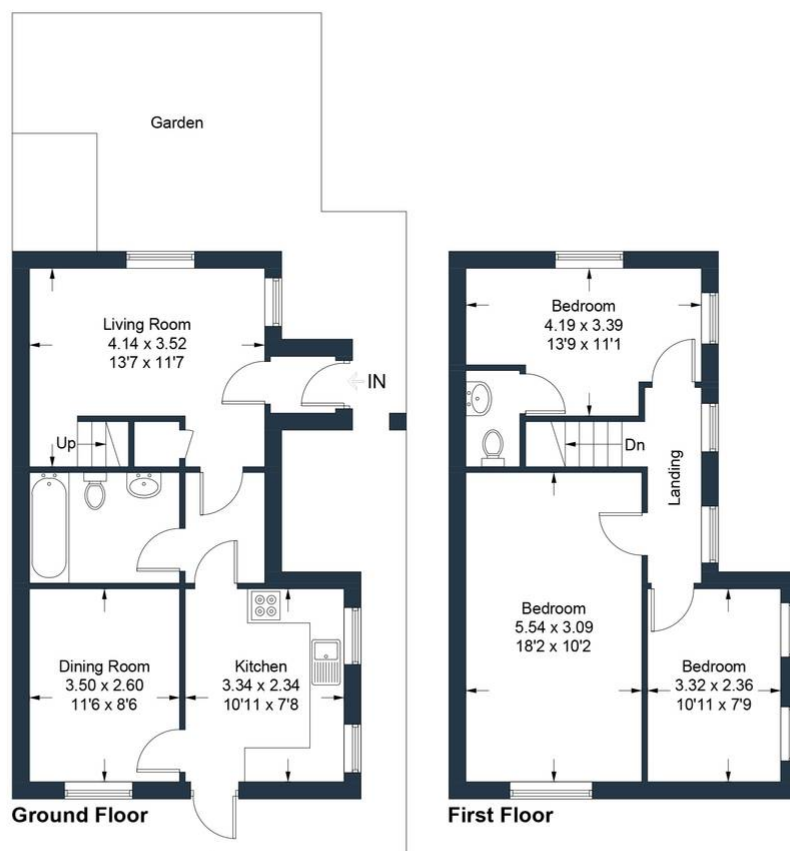


Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1318303)

The Cottage



haboodle