



Oak Cottage, 7 Briar Hill, Webb Estate, Purley

Price £1,400,000 Freehold

ShineRocks
PROPERTY AGENTS

Oak Cottage, 7 Briar Hill

Webb Estate, Purley

Oak Cottage, is a unique and in our opinion very special, four bedroom, three/four reception room, detached family residence, situation in beautiful private road, on a level half acre plot, within the gates of the Webb Estate conservation area. Secluded from the road and approached via a sweeping in and out driveway leading to double garage, this fascinating property is available for the first time in 62 years. The property now offers massive extension potential subject to Webb Estate approval and planning permission. Entrance hall, WC, dual aspect living room with sit-in Inglenook style fireplace and French doors to rear garden, kitchen with door to rear garden, dining room overlooking front garden, original doors to 30 seat cinema, steps to projection room, home office. Stairs to first floor landing, four bedrooms, family bathroom. Secluded front garden. Mature rear garden with two main lawn areas. The new owners will be passed a share in Webb Estate Limited and there is currently an annual road charge of £600.00 P/A.

- UNIQUE FOUR BEDROOM DETACHED FAMILY RESIDENCE LOCATED WITHIN THE GATES OF "THE WEBB ESTATE"
- THREE/FOUR RECEPTION ROOMS INCLUDING ORIGINAL 1960'S 30 SEAT CINEMA ROOM
- FIRST TIME ON THE MARKET SINCE 1964
- SECLUDED LEVEL PLOT ESTIMATED TO BE JUST OVER HALF AN ACRE
- PREMIER PRIVATE ROAD, WITHIN WALKING DISTANCE OF PURLEY TOWN CENTRE, STATION & NUMEROUS LOCAL SCHOOLS
- THE PROPERTY OFFERS MASSIVE EXTENSION OR REDEVELOPMENT POTENTIAL STPP
- COUNCIL TAX BAND - G
- EPC RATING - D





**Approximate Gross Internal Area 2065 sq ft - 192 sq m
(Excluding Garage)**

Ground Floor Area 1357 sq ft – 126 sq m
First Floor Area 708 sq ft – 66 sq m
Garage Ground Floor Area 288 sq ft – 27 sq m
Garage First Floor Area 288 sq ft – 27 sq m



ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.