



Court Cottage Tithepit Shaw Lane, Warlingham – CR6 9AT

Guide Price £1,250,000





Court Cottage Tithepit Shaw Lane

Warlingham

A stunning Grade II listed family home with detached one-bedroom annex, three-car oak garage, gated parking and beautiful secluded gardens, presented in excellent decorative order throughout.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Stunning Grade II listed family home on approximately 1 acre
- Presented in excellent decorative order throughout
- Detached self-contained one-bedroom annex
- Three-car oak-built garage with power, lighting and WC
- Large gated gravel driveway with parking for numerous vehicles
- Spacious double reception room with fireplace
- Refitted kitchen overlooking the rear garden
- Four-bedroom main residence with flexible fourth bedroom/reception room
- Beautiful secluded rear garden with koi pond and mature planting
- Additional gated parking and sep ideal for yard/storage requiremei



GRADE II LISTED FAMILY HOME | EXCELLENT DECORATIVE ORDER | DETACHED ONE-BEDROOM ANNEX | THREE-CAR OAK GARAGE | GATED DRIVEWAY | FOUR BEDROOMS | THREE RECEPTION AREAS | REFITTED KITCHEN | BEAUTIFUL SECLUDED GARDENS | VIEWING HIGHLY RECOMMENDED

Park & Bailey are delighted to offer this stunning Grade II listed family home, which is presented in excellent decorative order throughout and offers an exceptional combination of period character, generous living accommodation and outstanding outside space.

The property is approached via a welcoming reception/dining hall which provides an impressive entrance to the home and has a connecting door leading through to the spacious double reception room. This versatile room enjoys a wonderful fireplace at one end, with the remainder providing an excellent sitting and dining area, creating a superb space for both family living and entertaining.

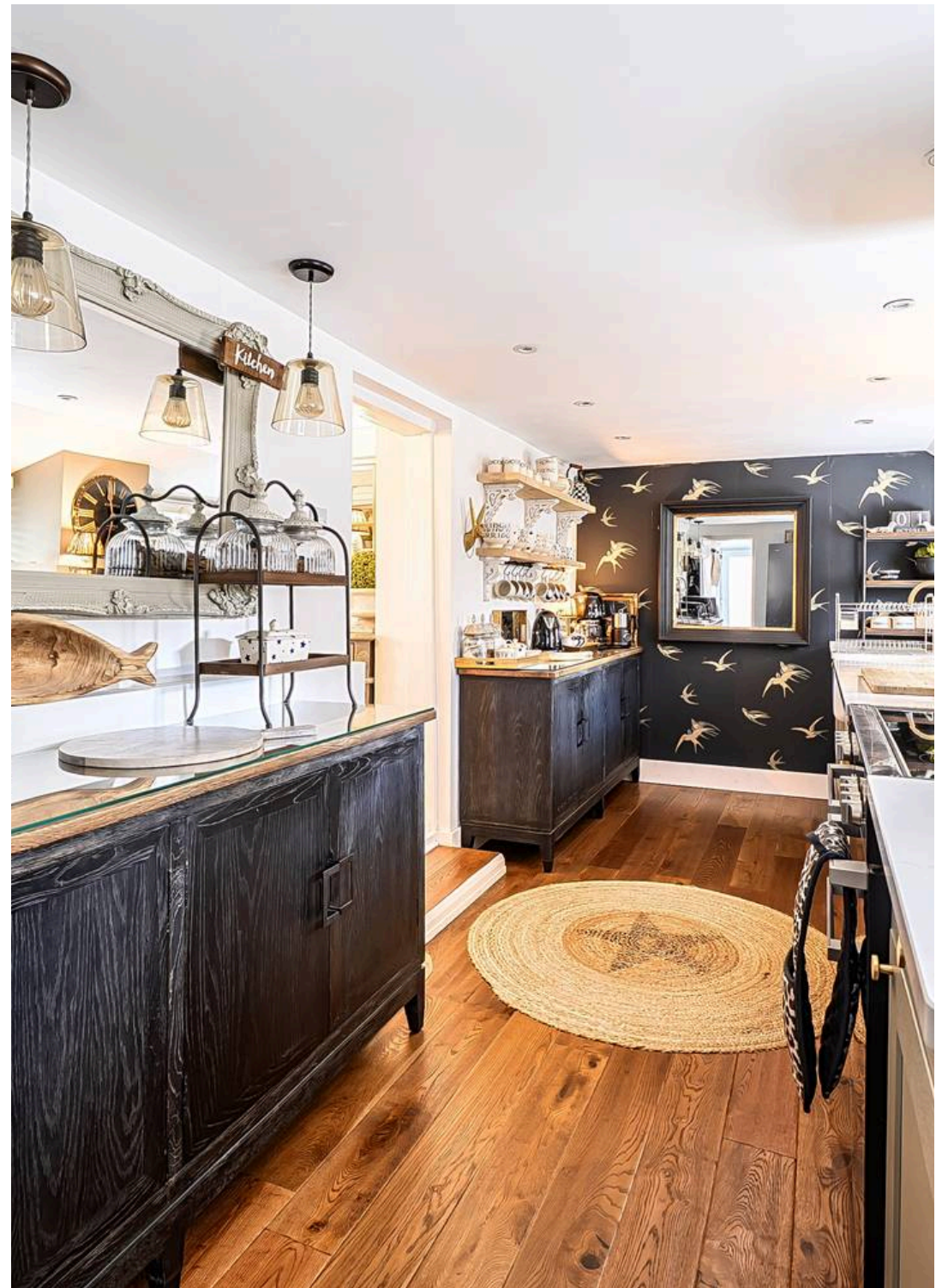
The kitchen has been refitted and enjoys pleasant views over the rear garden. A door leads through to a useful utility/shower room, which in turn provides access to the garden and boiler room.

Also located off the main reception room is a lobby with a downstairs cloakroom and access to the rear garden, together with a fourth bedroom or additional reception room, offering considerable flexibility depending upon the requirements of the new owner.

To the first floor, the principal bedroom is a generous double bedroom with fitted wardrobes, with two further bedrooms and a family bathroom completing the main accommodation.

A particularly impressive feature of this property is the attractive detached, self-contained one-bedroom annex, situated towards the end of the garden. The annex comprises a large open-plan kitchen/living/dining room, separate bedroom and bathroom, making it ideal for extended family, guests, dependent relatives, or potentially as a home office or independent living accommodation, subject to any necessary consents. A paved patio area immediately in front of the annex provides a pleasant outdoor seating area.

Outside, the property is approached via double electric gates which open onto a substantial gravel driveway providing parking for numerous vehicles. A second set of double gates leads to a further parking area and provides access to the impressive three-car oak-built garage. The garage is insulated with



Tithepit Shaw Lane, Warlingham, CR6

Approximate Area = 1572 sq ft / 146 sq m

Garage = 599 sq ft / 55.6 sq m

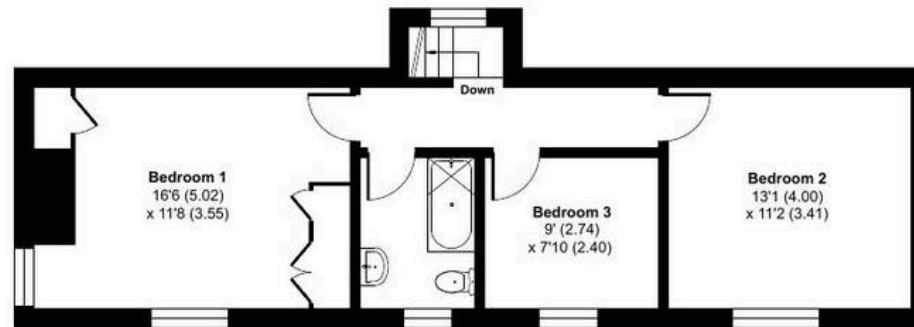
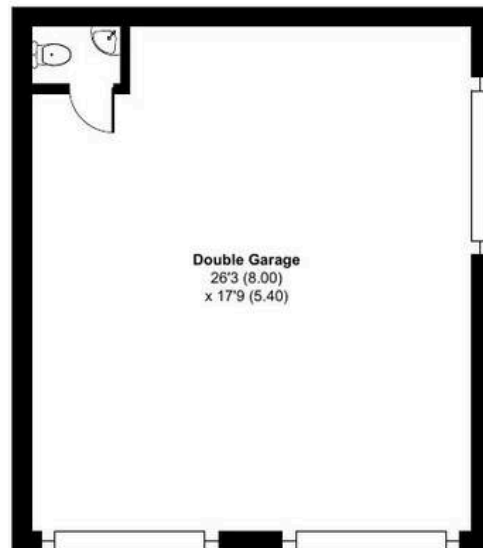
Annexe = 539 sq ft / 50 sq m

Total = 2710 sq ft / 251.6 sq m

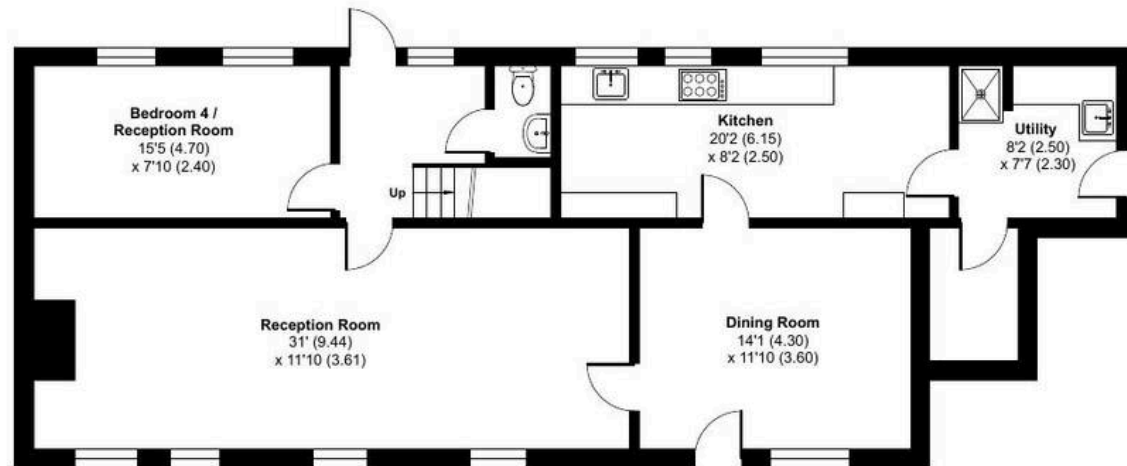
For identification only - Not to scale



ANNEXE



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

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