



**RAYNERS**  
TOWN & COUNTRY

TYDCOMBE PLACE, TYDCOMBE ROAD  
WARLINGHAM, SURREY, CR6 9LU

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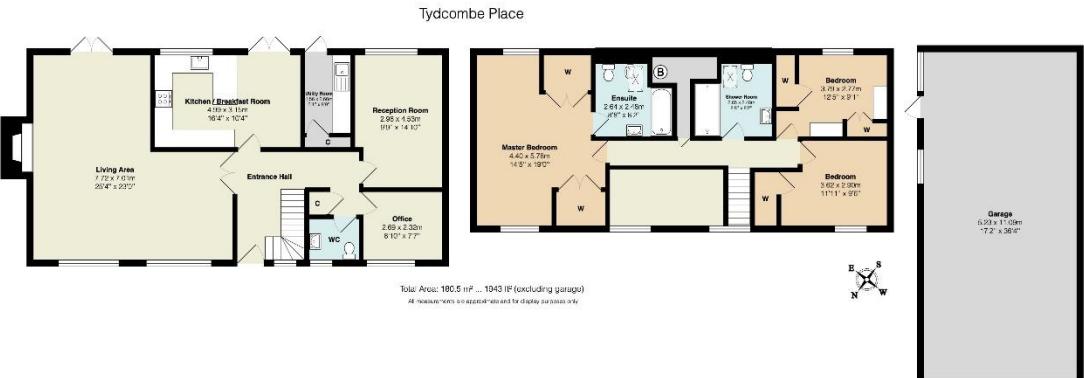
Guide Price £1,125,000

A rare opportunity to acquire this beautifully crafted three-bedroom detached residence, built to the current owner's exacting specifications and offered to market for the first time. Located in the exclusive Golden Triangle of Warlingham, this exceptional home combines character, comfort, and convenience in one of the area's most sought-after addresses. The ground floor accommodation provides a large living room with a stunning feature fireplace and characterful beamed ceiling, a separate reception room currently used as a TV room as well as a study and traditional fitted kitchen with separate utility room. The property boasts three bedrooms, including a master suite with en-suite bathroom, and a recently refitted luxurious and contemporary family bathroom. The private rear garden, complete with a private swimming pool is perfect for summer entertaining, while the supersized detached garage and generous driveway offer excellent storage and parking.

Outside, the landscaped garden features mature planting, a large patio, and the pool area, creating a true oasis. The Golden Triangle is one of Warlingham's most desirable residential pockets, known for its peaceful surroundings and proximity to top-rated schools, boutique shops, and transport links to London via Upper Warlingham and Whyteleafe stations.







**Tenure: Freehold**   **Local Authority: Tandridge District Council**  
**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

**Council Tax Band: G**

**EPC Rating: E**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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