



32 Plough Lane, Purley

£1,750,000 Freehold



haboodle

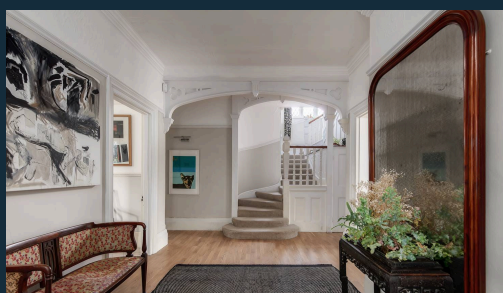
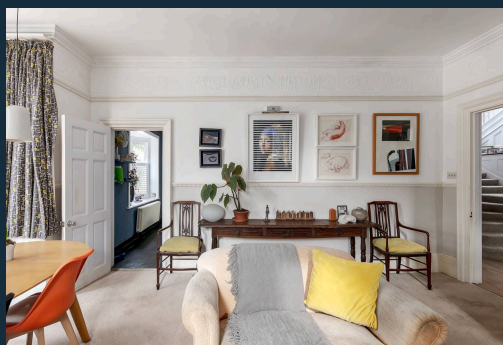
A rare opportunity to acquire TWO properties, a substantial **Edwardian residence and a former billiards building**, built in 1901 for a Navy General and set within unusually wide and private grounds approaching half an acre on one of West Purley's most established residential roads. Homes of this stature 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.

The kitchen/breakfast room benefits from a traditional butler's pantry, a



- › Detached Edwardian Residence Built In 1901
- › Separate Former Billiards Building With Bedroom, Mezzanine Bedroom, Kitchen & Shower Room
- › Approx. 4,323 Sq Ft Of Total Accommodation Including Billiards Building
- › Originally Built For A Navy General
- › SIX Double Bedrooms In The Main House
- › Three Bedrooms with En-Suite Bathrooms & Family Bathroom
- › Separate Family Room & Study / Home Office



Plough Lane

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

Cellar = 21.2 sq m / 228 sq ft

Billiards = 86.9 sq m / 935 sq ft
(Including Cellar)

Total = 401.7 sq m / 4323 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280711)



haboodle