

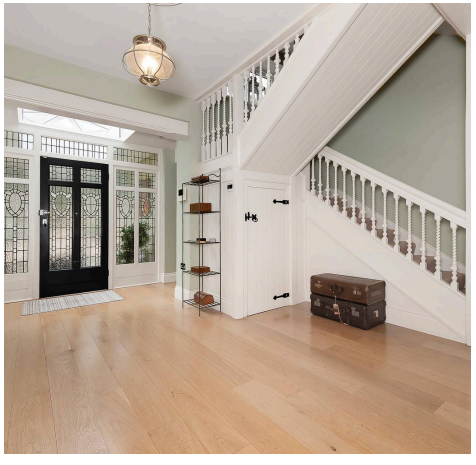
# 15 Furze Hill, Webb Estate, Purley

Guide Price £3,000,000









# 15 Furze Hill

## Purley

A magnificent and meticulously transformed seven-bedroom residence, set within just over one acre of secluded south-facing gardens and grounds, occupying an exclusive position within a conservation area on the Surrey/London border. Extending to approx 9,000 sqft of exceptional accommodation arranged over four floors, this remarkable home has been comprehensively redesigned, renewed and upgraded by the current owners, who have thoughtfully preserved its original architectural features and period character while introducing elegant contemporary finishes, modern comforts and sophisticated design touches.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Completely Reimagined & Comprehensively Refurbished
- Approximately 9,000 sq ft of exceptional accommodation
- Seven double bedrooms and five bathrooms
- Set within just over one acre of secluded south-facing grounds
- 41ft luxury dining kitchen with high-end integrated appliances
- Exceptional leisure facilities including private bar, champagne cellar, gym, sauna and spa pool







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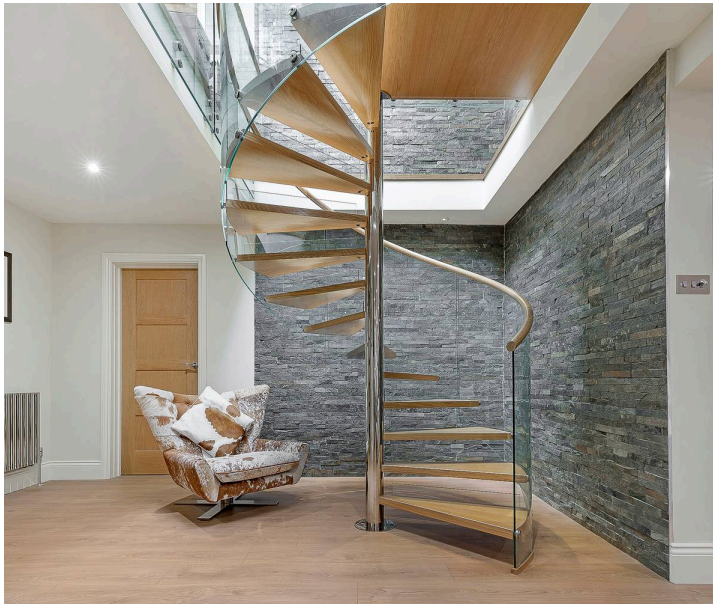
**A magnificent and comprehensively refurbished seven-bedroom luxury residence, set within just over one acre of secluded south-facing gardens and grounds, occupying an exclusive position within a conservation area on the Surrey/London border. Offering approximately 9,000 sq ft of exceptional accommodation arranged over four floors, this remarkable home combines grand proportions and period character with sophisticated contemporary living.**

Approached through remote controlled gates, a substantial gravel driveway provides extensive parking and access to the double garage. Mature trees and established planting provide privacy and seclusion, while the beautifully landscaped gardens create an idyllic setting for this impressive family home.

The property has been meticulously refurbished by the current owners, with considerable attention to detail throughout. Beautiful wallpapers, Farrow & Ball paint finishes, new Somerset oak flooring, luxurious carpets and large-format floor tiles complement the generous proportions and period features, creating a refined and cohesive interior.





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Upon entering, an impressive reception hall immediately sets the tone. A striking roof lantern floods the space with natural light, highlighting the large-format tiled floor and bespoke timber and glass spiral staircase descending to the lower-ground floor.

Entertaining & Leisure

The lower floor extends to approximately 40ft and has been designed with entertaining and relaxation very much in mind. A superb private bar and champagne cellar create an exceptional space for entertaining, complemented by a comfortable snug and a fully equipped home gym. Sliding doors open directly onto the patio, creating an easy connection between the interior and gardens.

Practicality has been carefully considered, with two cloakrooms, a boot room, extensive storage and a separate entrance providing discreet access for tradespeople.

The Principal Living Accommodation

The ground floor is centred around a spectacular 41ft dining kitchen, forming the true heart of the home. Finished in elegant French Gray tones, the bespoke cabinetry is complemented by contrasting black work surfaces and a comprehensive range of high-end integrated appliances.







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Two beautifully appointed home offices provide excellent spaces for those working from home and could readily be adapted to create a yoga studio, treatment room or additional relaxation space. Adjacent is a luxurious three-piece shower room and changing area serving the sauna and spa pool, which enjoys views over the garden through further bi-fold doors.

The original hallway retains considerable character, with decorative leaded glass and a wood-burning stove. From here, a fully fitted contemporary secondary kitchen provides additional flexibility, while a lift gives access to the third bedroom suite.

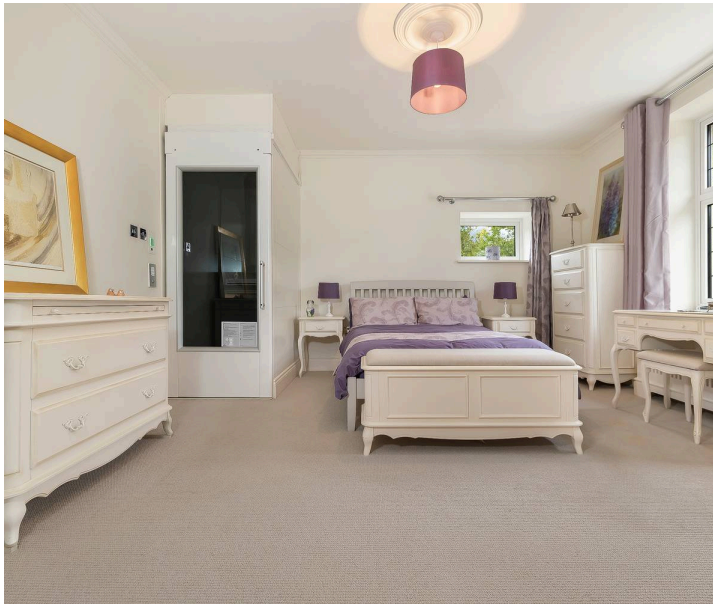
Two interconnecting reception rooms provide elegant formal and informal living spaces, each benefiting from gas fireplaces with relined chimneys, attractive canted bay windows and direct access onto the balcony deck.

Bedroom Accommodation

A beautifully appointed staircase rises to the first floor, where the exceptional principal bedroom occupies a commanding position. This sumptuous dual-aspect suite is generously proportioned, with a high coved ceiling, decorative chandelier rose, atmospheric fireplace and luxurious soft carpeting.







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A freestanding double-ended bath provides a striking focal point, whilst the adjoining en-suite bathroom features a large walk-in rainfall shower, twin basins and a bespoke vanity unit. A dedicated fitted dressing room completes this impressive principal suite.

Two further double bedrooms on this floor are equally well appointed, each benefiting from beautifully finished en-suite shower rooms and decorative fireplaces. The third bedroom also benefits from direct lift access, making this an ideal arrangement for older family members or guests.

The upper floor provides four further spacious double bedrooms, all tastefully presented and served by two Jack-and-Jill bathrooms. This exceptional arrangement offers remarkable flexibility for a large family, guests or live-in staff.

Outside

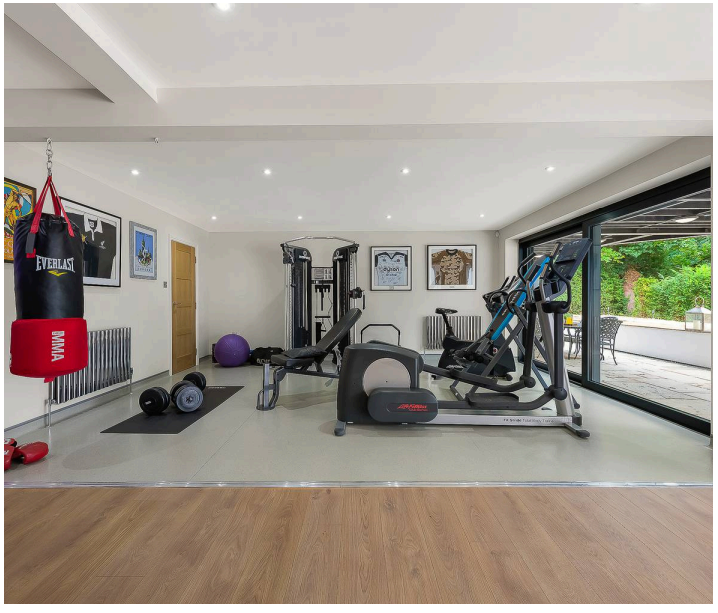
The grounds are one of the property's defining features, extending to **just over one acre** and providing an exceptional degree of privacy and seclusion.

The approach is framed by mature hedging and established trees, with extensive parking and a detached double garage. A wrought-iron pedestrian gate leads through to the principal frontage, where symmetrical stone steps and walls create an elegant château-inspired entrance.

Purley is an established and highly sought-after residential area situated on the southern fringes of London, offering an appealing combination of excellent transport connections, with numerous parks, woodland





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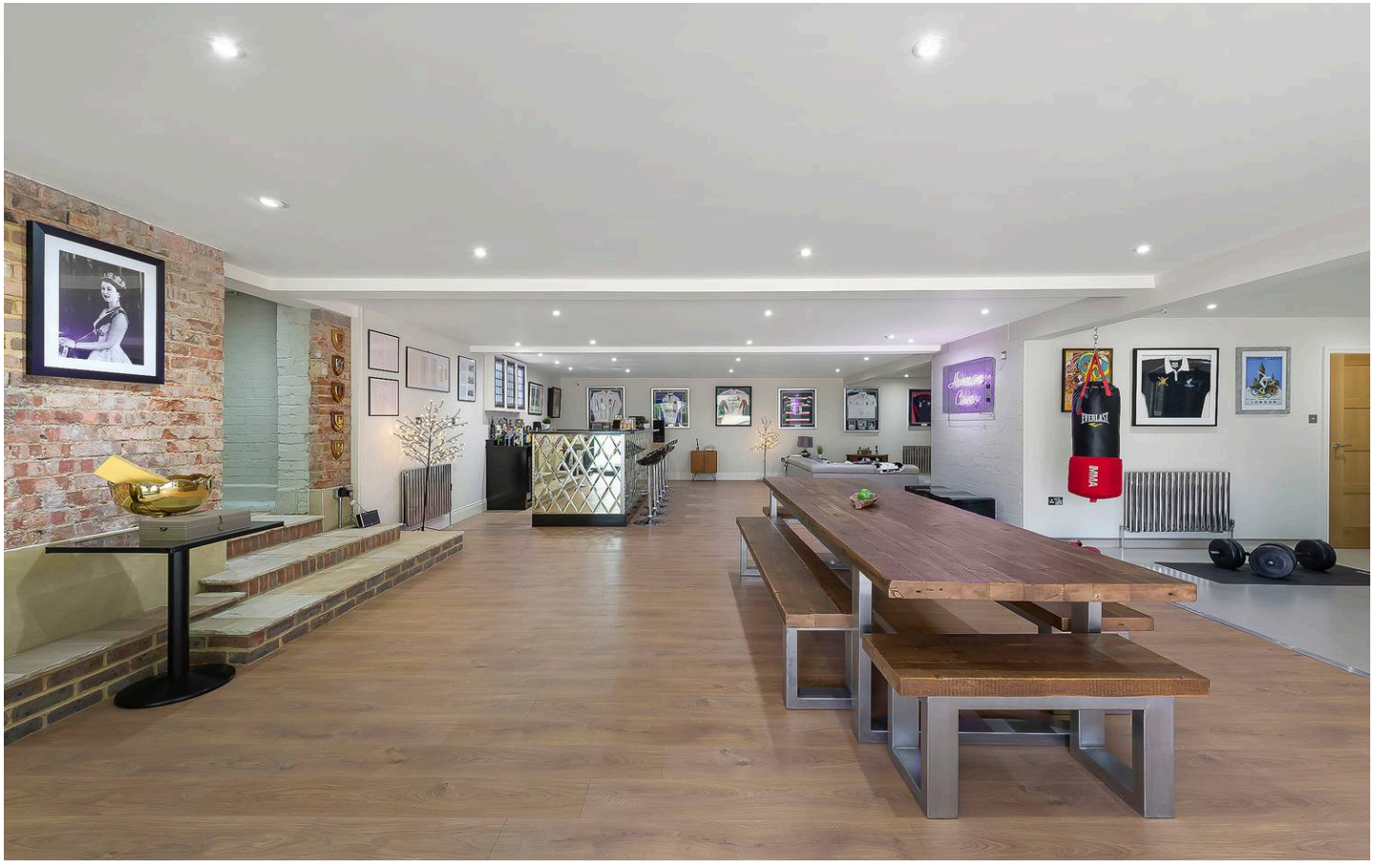
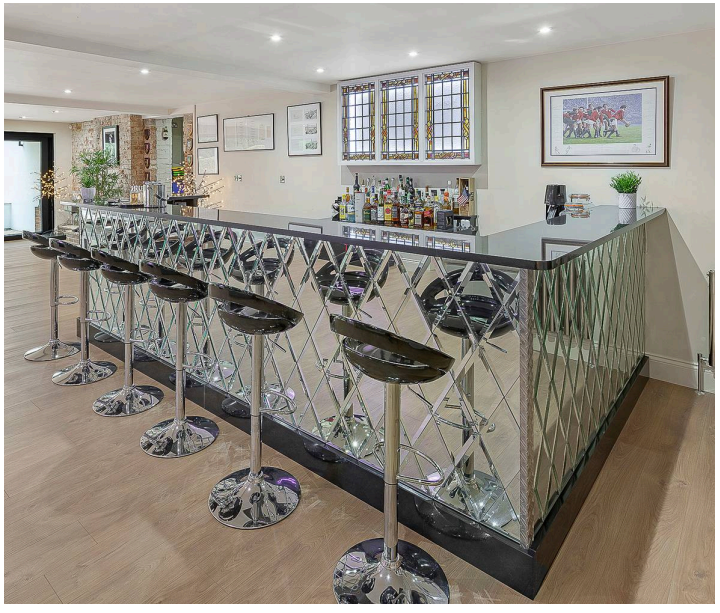
The balcony extends across much of the rear of the house, overlooking a beautifully landscaped south-facing garden. Extensive lawns are bordered by mature trees, established planting and colourful flower borders, with terraced pathways leading through the grounds.

A tranquil pond sits amongst mature trees, creating a secluded area in which to sit and enjoy the peaceful surroundings. Beyond a clipped box hedge lies a productive vegetable garden, arranged into raised beds for growing herbs, fruit and vegetables, while a separate orchard provides an abundance of seasonal produce.

Outdoor lighting has been thoughtfully incorporated throughout the gardens, allowing the grounds to be enjoyed well into the evening.







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Purley is an established and highly sought-after residential area situated on the southern fringes of London, offering an appealing combination of excellent transport connections, with numerous parks, woodland and open spaces close by, whilst remaining within easy reach of central London. The area is particularly popular with families, offering a choice of well-regarded schools, sporting facilities and a good range of everyday amenities. Purley town centre provides a useful selection of shops, cafés, restaurants and essential services. Transport connections are a particular advantage, with Purley railway station providing regular services into London, including London Bridge and Victoria, while the A23 and A22 provide convenient road links towards central London, the M25 and the wider Surrey and Sussex countryside. Gatwick Airport is also readily accessible by road and rail. The surrounding area offers a particularly attractive choice of leisure pursuits, with Kenley Common, Riddlesdown, Farthing Downs and Happy Valley all within easy reach. The combination of open countryside, excellent communications and attractive residential surroundings has made Purley a popular choice for those seeking a more spacious lifestyle whilst retaining convenient access to London.

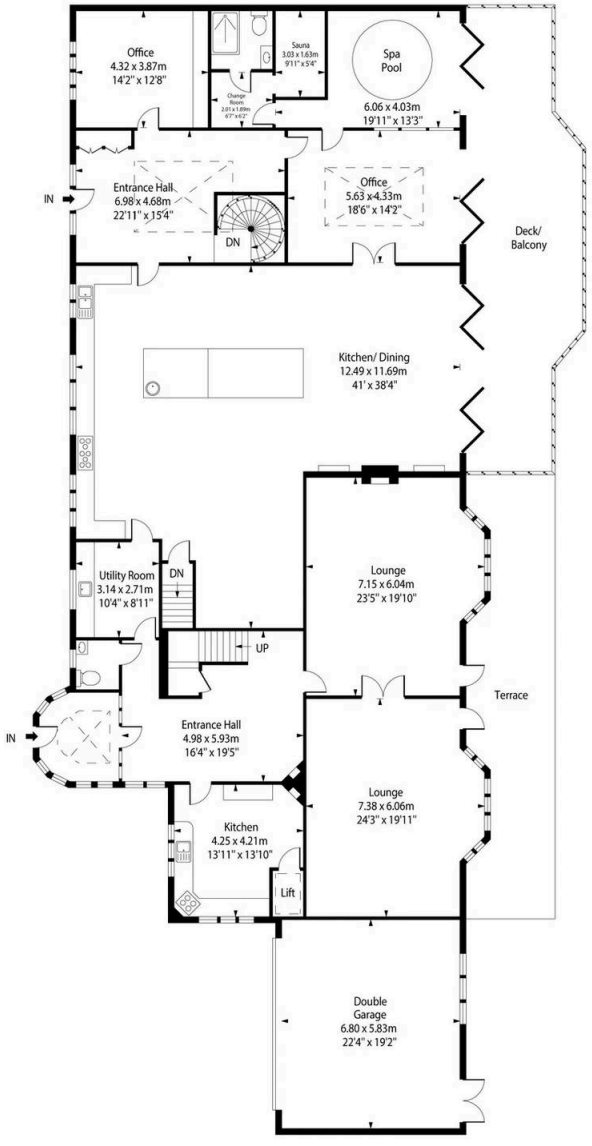








FURZE HILL
Approximate Gross Internal Area
837 sq m / 9002 sq ft
(Including Garage)
798 sq m / 8589 sq ft
(Excluding Garage)




Ground Floor

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(Including Garage)
798 sq m / 8589 sq ft
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First Floor

Second Floor

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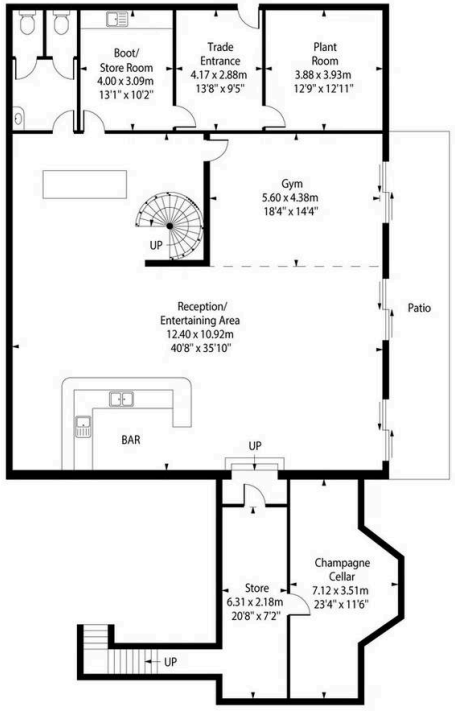


Lower Ground Floor



# Fine & Country

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