



Downswood, 14 Beech Avenue, South Croydon - CR2 0NL

Guide Price £1,000,000

FINE & COUNTRY





Downswood

South Croydon

A substantial family home set within approximately half an acre of grounds, adjoining Purley Beeches, the property represents a rare opportunity to acquire a substantial and characterful family home in an exceptional Sanderstead setting. Having been cherished by the same family for more than five decades, the property now offers an exciting blank canvas for a new owner to undertake a comprehensive programme of renovation and modernisation.

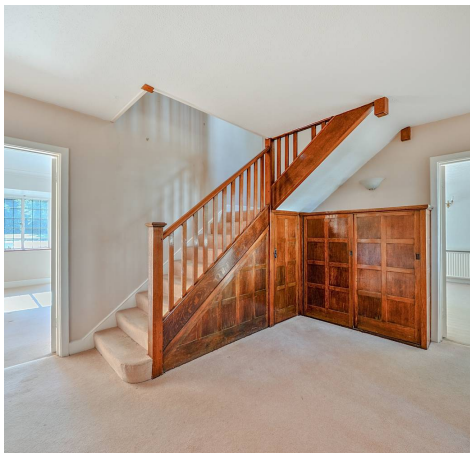
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Generous Half an Acre Plot
- Scope for Improvement & Extension (STPP)
- Original Features Throughout
- Heated Swimming Pool
- Adjacent Purley Beeches
- Walking Distance of Sanderstead & Purley Oaks Stations





Downswood

South Croydon

Occupying an enviable position on one of Sanderstead's established residential roads, **Downswood** represents a **rare opportunity to acquire a substantial family home set within approximately half an acre of East-facing grounds, with the added benefit of a heated outdoor swimming pool and direct proximity to the historic Purley Beeches.**

Having remained in the same family for over 50 years, the property now requires extensive renovation and upgrading, offering a discerning purchaser an exceptional opportunity to restore and transform this much-loved home into a magnificent contemporary family residence, whilst retaining its wealth of original character and charm.

Beech Avenue is particularly appealing to those seeking the tranquillity and greenery of suburban living whilst remaining within convenient reach of London and the wider transport network. It combines generous accommodation, considerable outside space and a wonderfully private setting, with the property positioned immediately adjacent to the extensive woodland of Purley Beeches.

A sweeping driveway provides extensive off-road parking and a generous turning area for numerous vehicles, leading to the attached tandem garage, which currently requires attention.





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The original front door opens into a quarry-tiled entrance vestibule, with a convenient guest cloakroom beyond. The spacious reception hall forms an impressive entrance to the house, featuring traditional wall panelling and a character staircase, with doors leading to the principal reception rooms and kitchen.

The formal triple-aspect lounge is a particularly bright and impressive room, enjoying views over the surrounding gardens from three elevations. French doors open directly onto the rear garden, whilst a large square bay window provides a wonderful southerly aspect. A further window overlooks the magnificent mature beech tree within the front garden, creating an attractive outlook throughout the day.

The room retains a number of appealing original features, including an open fireplace and exposed ceiling beams, adding considerable character and providing an excellent foundation for sympathetic renovation.

The separate dining room also benefits from French doors opening onto the rear garden, creating a natural connection between the formal living space and the extensive grounds.





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The excellent kitchen/breakfast room with utility room off extends from the front to the rear of the property and is currently fitted with a range of kitchen units and integrated appliances. A window to the side provides a particularly attractive northerly outlook towards **The Beeches and beyond**.

Rising to the first floor, a light and spacious galleried landing provides an impressive first-floor approach and enhances the feeling of space throughout the upper accommodation. The principal bedroom enjoys a wonderful triple-aspect outlook and benefits from en-suite facilities. There are **four further bedrooms** on this floor, providing excellent flexibility for family accommodation, guests, home working or hobbies. A family bathroom and separate WC complete the first-floor accommodation.

STEP OUTSIDE A particular feature of Downswood is the **extensive East-facing grounds**, which surround the property on all sides and extend to approximately half an acre. The rear garden features a substantial patio running the width of the property, leading onto extensive level lawns and the heated outdoor swimming pool. The grounds are complemented by an abundance of mature trees, shrubs and established fruit trees, creating a wonderfully private and secluded setting.





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If you're looking for a home that combines village character, green surroundings and convenient connections to London, Sanderstead deserves a place on your property shortlist. Located on the edge of Croydon and close to the Surrey countryside, Sanderstead has long appealed to families, commuters and buyers looking for more space without moving too far from the capital. With attractive residential roads, excellent local amenities and access to some highly regarded schools, it's easy to see why demand remains strong. The area has plenty of greenery and open space, while the local village centre provides everyday amenities. The historic All Saints Church and the popular village pond and grassy area known locally as "The Gruffy" add to Sanderstead's distinctive character. The property is within a short walk of both Sanderstead and Purley Oaks stations. For families, the combination of established residential streets, local schools and access to nearby green spaces can make Sanderstead particularly appealing.



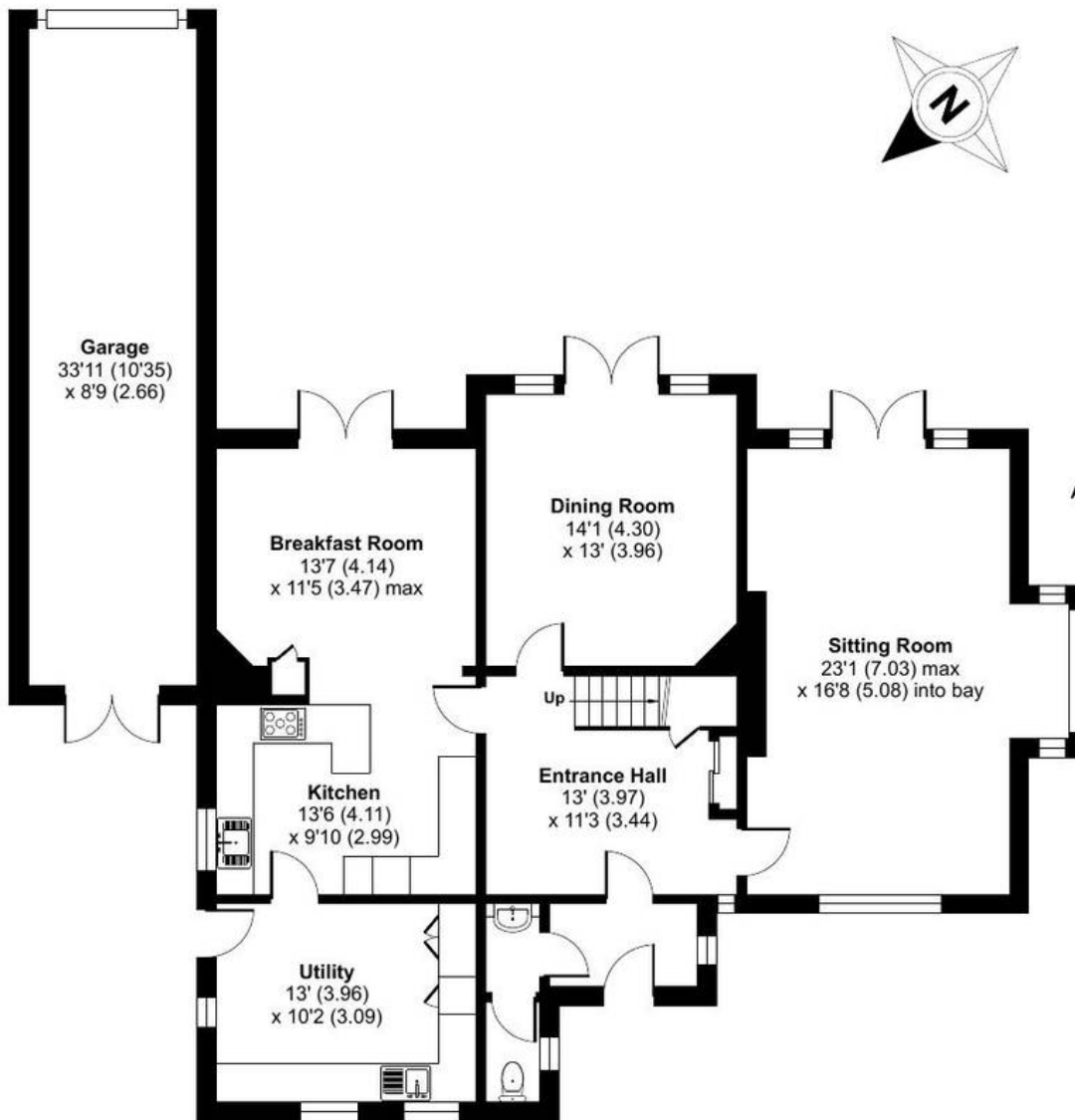
Beech Avenue, South Croydon, CR2

Approximate Area = 2390 sq ft / 222 sq m

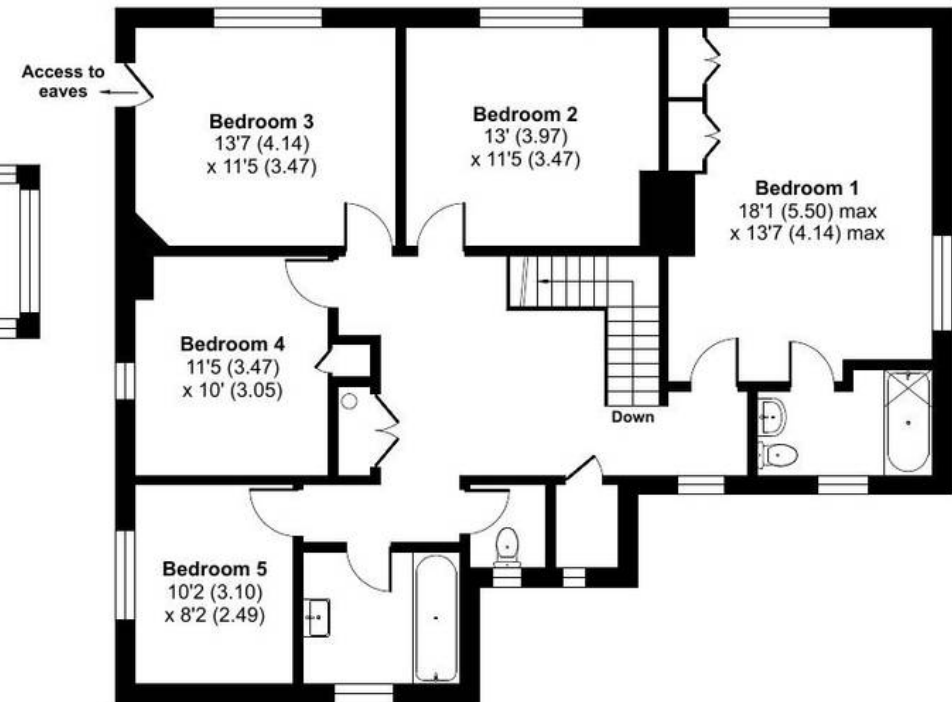
Garage = 296 sq ft / 27.4 sq m

Total = 2686 sq ft / 249.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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