

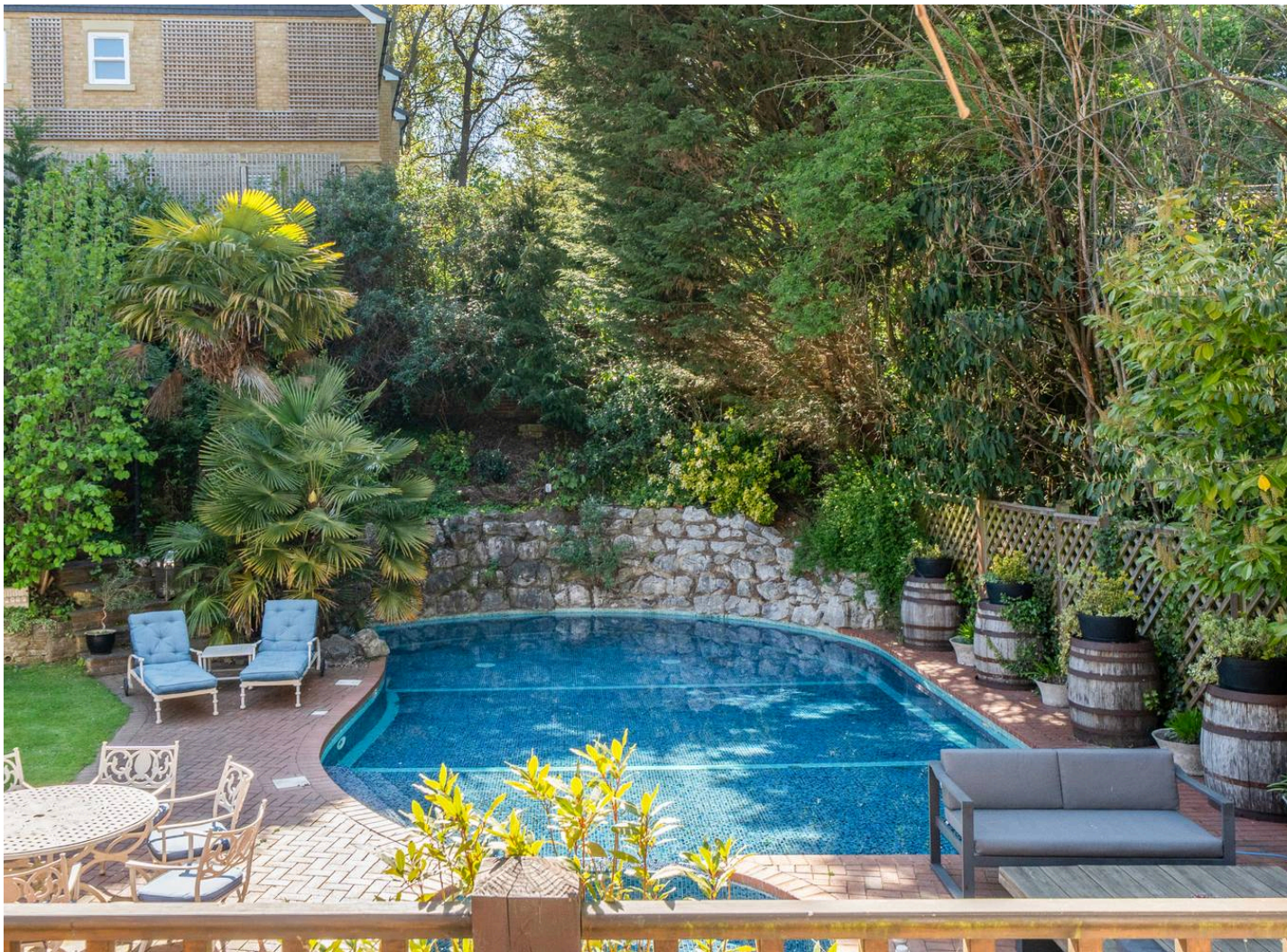


Wayside, 90 Welcomes Road, Kenley - CR8 5HE

Guide Price £1,795,000

FINE & COUNTRY





## Wayside, 90 Welcomes Road

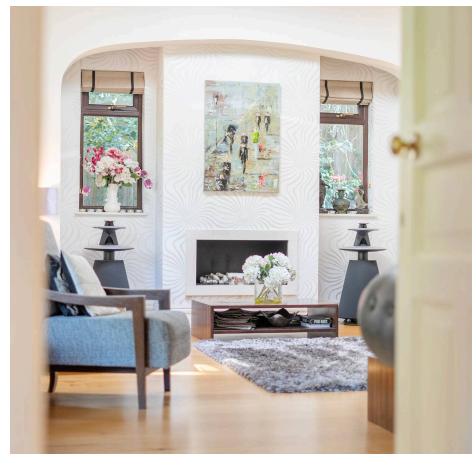
Kenley, Surrey

Tucked away on a generous 0.66 acre plot and set well back from a prestigious private road, this elegant and substantial period residence offers over 3,700 sq ft of beautifully proportioned accommodation, combining timeless character with exceptional space for modern family living and entertaining, with a heated outdoor pool and a vaulted ceiling games room.

Council Tax band: H

Tenure: Freehold

- Edwardian Detached Residence
- South Facing Garden with Heated Swimming Pool & Jacuzzi
- Walking Distance of Kenley Station
- Original Edwardian Character Features
- Vaulted Ceiling Games Room
- Gated Driveway with Ample Parking & Double Garage



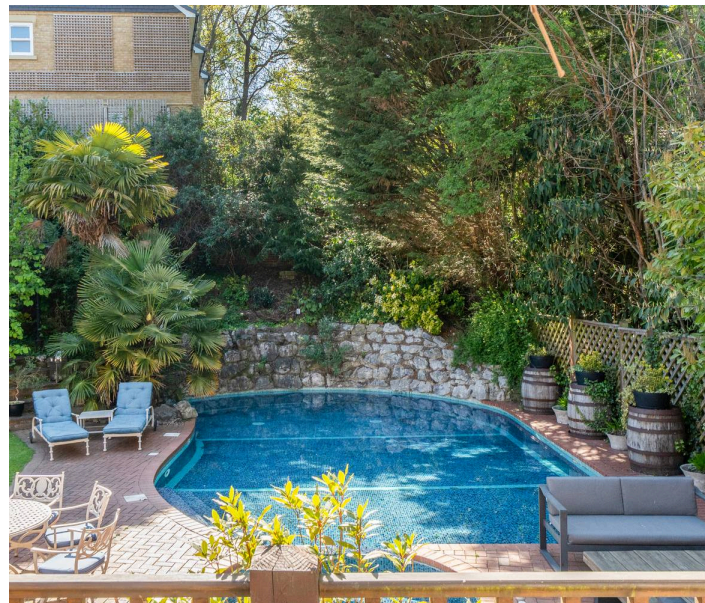


## Wayside, 90 Welcomes Road

Kenley, Surrey

Approached via electric gates and a sweeping driveway, the sense of privacy and arrival is immediate. The house retains a wealth of original features, including high ceilings, ornate cornicing, picture rails, and feature fireplaces, all complemented by large replacement sash windows that flood the interiors with natural light. The ground floor is centred around an impressive reception hall, setting the tone for the rest of the home. The triple-aspect drawing room is a standout space, featuring a deep bay window, French doors to the terrace, and bespoke cabinetry as well as a lantern, bathing the whole room in light. A separate family room with large square bay window and decorative fireplace, and formal dining room complete with parquet flooring and decorative wall panelling, offers a versatile spaces for both relaxed living and formal entertaining.

The kitchen/breakfast room is well-appointed with Corian worktops, a Falcon five-ring gas range, and ample space for dining, supported by a separate utility area and additional practical storage and guests cloakroom. For those seeking the open plan kitchen effect, the dining room could be opened up to the adjacent kitchen, creating that open plan living environment, if required.





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Rising to the first floor, a galleried landing leads to five well-proportioned double bedrooms. The principal suite enjoys a dual aspect, garden views, a dressing area, and an en-suite bathroom. The remaining bedrooms each have their own charm, with features such as bay windows, fitted wardrobes, and original fireplaces. A family bathroom and separate shower room serve this floor. There is also a useful home office and a door leading to a particular feature of the property, the vaulted ceiling games room, complete with a full-width bar, double aspect windows, and access to a raised terrace overlooking the grounds and swimming pool. This versatile space offers excellent potential for a self-contained annexe, if required. A second staircase, gives access to the ground floor accommodation.

STEPPING OUTSIDE, the landscaped gardens of some 0.66 acres provide a peaceful and tranquil setting, with usable gardens to all sides, featuring level lawns, mature trees, and structured planting. A wide terrace runs along the rear of the house, ideal for outdoor dining offering an electric sun awning with light and heating, making it the perfect space all year round for long days of entertaining, into the evening in comfort. A feature raised pond set within a gazebo adds further character. The swimming pool and jacuzzi are a welcoming addition to the gardens, surrounded by established planting for complete seclusion.





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A large outbuilding, housing the pool boiler, offers additional storage space. To the front garden, electric gates open to the extensive driveway with central turning area, providing ample off road parking, with the driveway leading around to an attached double garage with electric roller door.

Kenley is a highly regarded and picturesque location on the outskirts of London, known for its abundance of mature, protected trees that give the area of a distinctly semi-rural feel. The area offers a seamless balance between natural beauty and everyday convenience, making it particularly appealing for families and commuters, seeking a more relaxed pace of life. At the heart of the locality is Kenley Common, comprising 138 acres of green space. It provides extensive trails for walking, cycling, and outdoor recreation, with far-reaching views and a strong sense of tranquility that defines the area. Kenley is also well served by a selection of well-regarded schools, including Hayes Primary School, making it an ideal choice for families. Nearby Purley offers a convenient town centre with a good range of everyday amenities, including shops, and a Tesco Superstore. For commuters, Kenley railway station is within easy reach, providing regular direct services into both London Victoria and London Bridge in around 35 minutes.







# Welcomes Road, Kenley, CR8

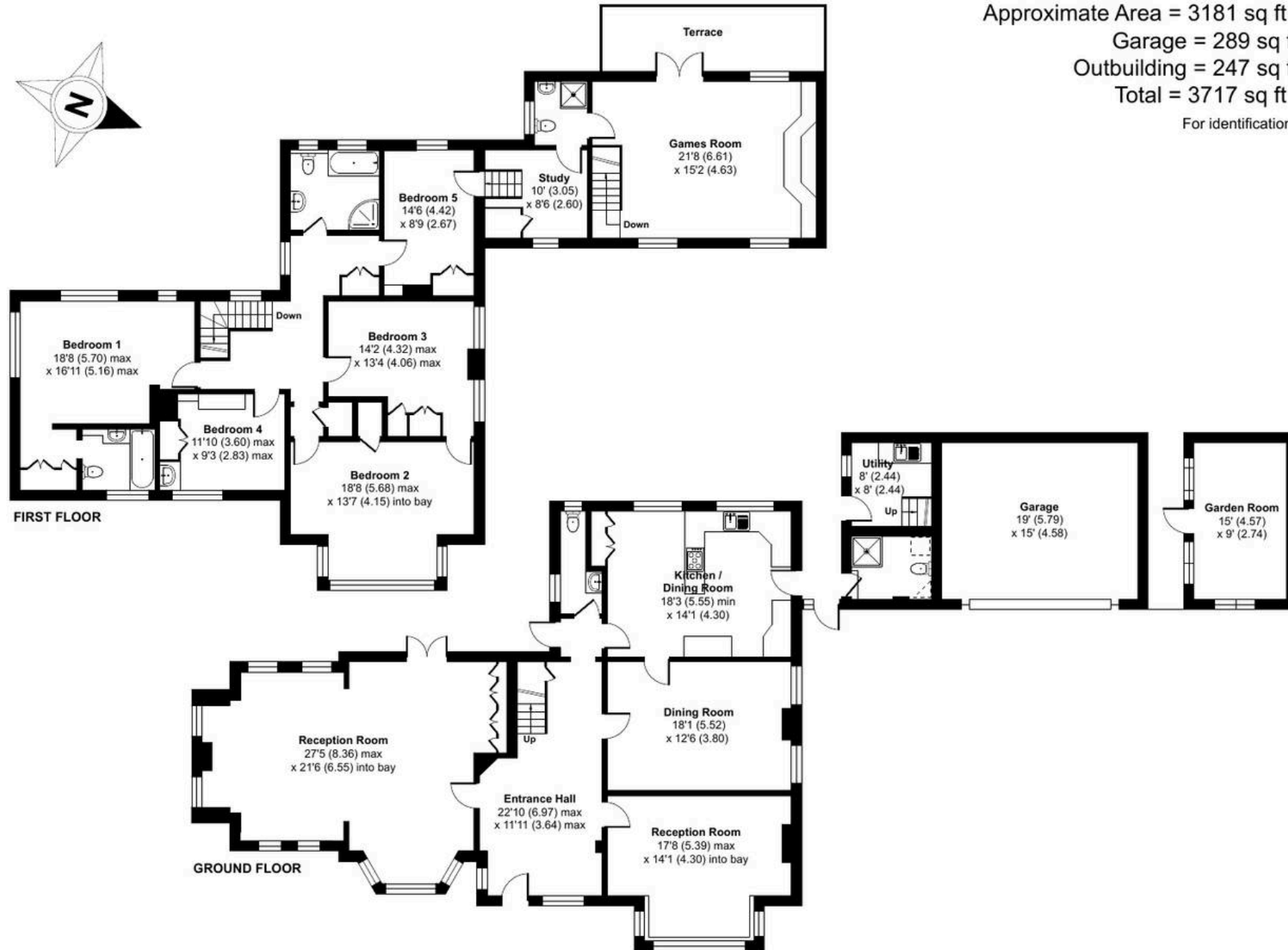
Approximate Area = 3181 sq ft / 295.5 sq m

Garage = 289 sq ft / 26.8 sq m

Outbuilding = 247 sq ft / 22.9 sq m

Total = 3717 sq ft / 345.2 sq m

For identification only - Not to scale





## Fine & Country

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