



Clevedon, 7 Carlton Road, South Croydon, Surrey, CR2 0BP

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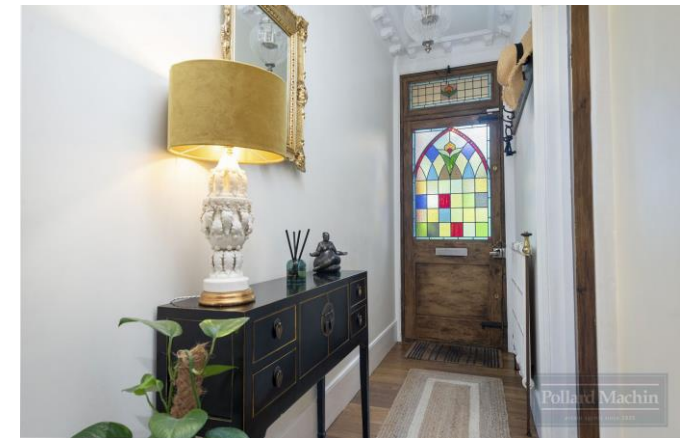
Offers in the Region Of £875,000

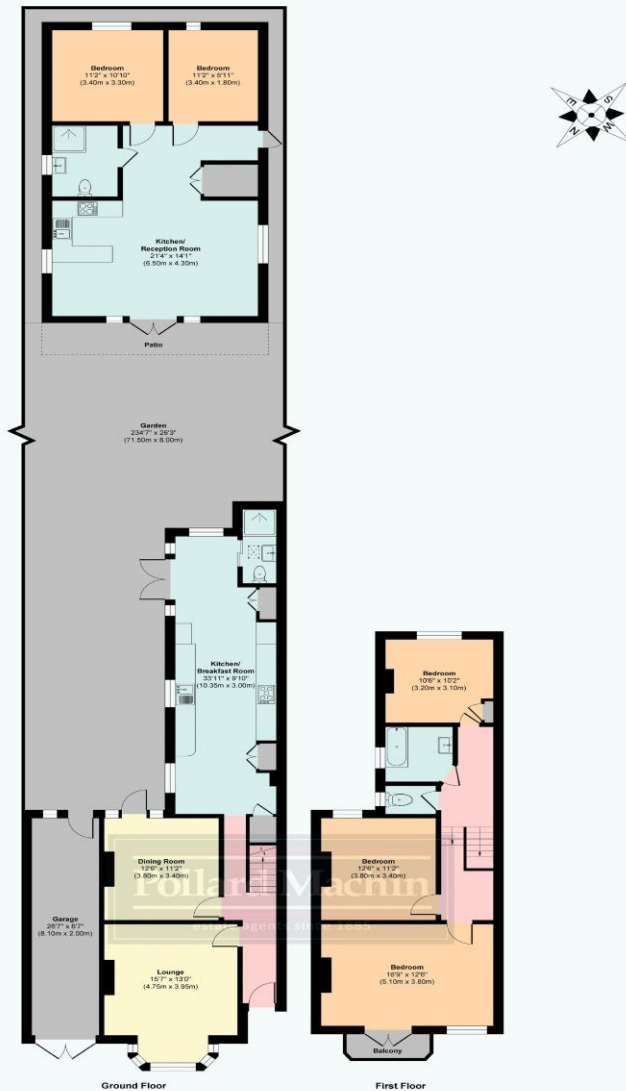
Elegant Victorian Semi-Detached Family Home with Detached Two-Bedroom Annexe

Occupying a generous plot on one of South Croydon's sought-after residential roads, this handsome Victorian semi-detached residence dates back to 1896 and beautifully combines period character with thoughtful modern improvements. Offering approximately 2,156 sq. ft. of versatile accommodation, the property includes a substantial detached two-bedroom annexe, making it ideal for multi-generational living, guest accommodation, home-working or potential rental income (subject to any necessary consents). EPC Rating TBC. Council Tax Band E.

Originally known as "Clevedon", the house retains a fascinating history with original records dating back to 1901 and many authentic Victorian features carefully restored and preserved throughout.

The main house is approached via a newly landscaped frontage with gravel driveway, bespoke iroko timber gates and door-entry intercom system. Internally, a welcoming entrance hall sets the tone featuring original cornicing, oak flooring, period-style brass fittings and an elegant staircase rising to the first floor. To the front, the beautifully presented sitting room showcases original stained floorboards, a striking marble fireplace with working open fire, restored decorative cornicing and deep ceiling rose. The adjoining dining room continues the period charm with its own fireplace, original floorboards and impressive ceiling heights, creating superb entertaining space. The heart of the home is the extended kitchen/breakfast room, remodelled in 2016 and fitted with a bespoke handmade kitchen by Dorset Kitchens. Solid oak and walnut cabinetry is complemented by marble/quartz work surfaces, oak flooring and a range of integrated appliances including Bosch dishwasher, Siemens fridge and freezer and a Bertazzoni range cooker. A feature stove with oak beam surround provides a warm focal point, while deep original storage cupboards add practicality and character. A stylish ground-floor shower room completes the accommodation on this level. Upstairs, the first floor provides three well-proportioned bedrooms, all retaining original fireplaces and a wealth of period detailing. The principal bedroom enjoys direct access to a private balcony. A beautifully appointed family bathroom features a volcanic stone slipper bath, sandstone flooring and premium fittings from Imperial Bathrooms and Victoria + Albert, creating a luxurious retreat.





Carlton Rd, South Croydon CR2
Approx. Gross Internal Area 2,156 sq. ft / 200.31 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media-www.arnetmedia.uk

One of the property's most impressive features is the extensive rear garden, thoughtfully designed over many years to provide a variety of outdoor spaces. Mature trees, established planting, pergolas, a pond and a large sandstone terrace create a wonderfully private setting for relaxation and entertaining. Positioned to the rear of the plot is the detached annexe, constructed in 2011 with full planning permission and originally designed to accommodate family members. Built to a Scandinavian specification, the annexe offers excellent accessibility with wide doorways and generous circulation space. The accommodation comprises an open-plan kitchen/living area opening onto a veranda, two bedrooms, a large bathroom, spacious hallway and useful storage. Additional features include independent alarm system, intercom connection to the main house and garage, broadband provision and private front and rear garden areas. This is a rare opportunity to acquire a characterful Victorian family home with significant ancillary accommodation offering exceptional flexibility and a unique blend of heritage, craftsmanship and contemporary living.

****Key Features****

- * Attractive Victorian semi-detached house dating from 1896
- * Approximately 2,156 sq. ft. of accommodation
- * Detached two-bedroom annexe built in 2011
- * Three bedrooms in the main house
- * Two reception rooms with original fireplaces
- * Extended bespoke kitchen/breakfast room
- * Ground-floor shower room and first-floor family bathroom
- * Principal bedroom with balcony
- * Extensive mature rear garden with terraces, pergolas and pond
- * Garage and driveway parking
- * Wealth of restored period features throughout
- * Ideal for multi-generational living, home office use or guest accommodation
- * Convenient South Croydon location close to local amenities, transport links and schools
- * Whitgift school, Sanderstead & South Croydon train stations, 8 min walk to either with 17 mins journey time to London and extensive ancient woods nearby.

This distinctive home successfully blends Victorian elegance with modern family living, whilst offering the increasingly rare benefit of a substantial detached annexe set within its own private garden setting.

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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