



Land and Estate Agents

2 Glebe Road, Warmingham Green, Warmingham, Surrey CR6 9NJ.
Telephone: (01883) 622258. Fax: (01883) 627781.

15 WEST PARKSIDE, GREATPARK, WARLINGHAM, SURREY CR6 9PT



A LARGE DETACHED FAMILY HOUSE

LOCATED IN A HIGHLY REGARDED PRIVATE ESTATE

SET IN 83 ACRES OF COMMUNAL PARKLAND

PRICE: £850,000 FREEHOLD



Whilst Woods Land and Estate Agents endeavour to take all reasonable care in the preparation of property particulars, they are only intended as a general guide to the property and comments contained therein represent our opinions at the time of our initial inspection. We will be pleased to check any points which are of particular interest.



Directions: From Warlingham Green head along the Limpsfield Road towards Chelsham. Turn left into Chelsham Road and continue for approximately three quarters of a mile, continue through the gates into The Greatpark Development and West Parkside is the second turning on left hand side. Follow the road along passed the Cricket Pitch on the left and continue along, number 15 is the last house on the right hand side.

Situation: The property is set in an enviable parkland location and is part of the prestigious Greatpark development which is set in 83 acres of landscaped grounds in rural surroundings yet only a few miles south of central Croydon and London. Local amenities include a bus service and the M25 Motorway is accessed at Junction 6 around 5 miles away. Upper Warlingham and Whyteleafe Mainline Railway Stations are less than 3 miles away. Local shops are at Warlingham Village, whilst more extensive office and shopping facilities are at Oxted, Caterham and Croydon. Greatpark provides easy access to extensive green belt countryside with many public footpaths, bridleways and open spaces. The area also provides a good choice of schools, recreational facilities and several excellent Golf Courses.

The accommodation, with approximate dimensions comprises:

GRAND ENTRANCE HALL 16'8 x 14'7 (5.08m x 4.44m): Central staircase divides at halfway point into two directions with additional steps leading to a **GALLERIED LANDING**. Ceramic tiled floor. Low voltage lights. Large understairs storage cupboard. Radiators.



Grand Entrance Hall



Galleried First Floor Landing

LARGE CLOAKROOM: Low level w.c. Pedestal wash hand basin. Part tiled walls. Low voltage lights. Ceramic tiled floor. Double glazed window to rear.

LOUNGE 22'0 x 14'0 (6.71m x 4.27m): Central older style fireplace with ornate mantelpiece and 'living flame' coal effect gas fire. Two double glazed windows to front. French doors and windows to rear garden.

DINING ROOM 14'9 x 12'0 (4.5m x 3.66m): Two double glazed windows to rear garden. Ceramic tiled floor. Low voltage lights. Radiator.

STUDY 14'1 x 7'9 (4.29m x 2.36m): Fitted with a good range of office style furnishings including book shelves, drawers and computer desks. Two double glazed windows to front. Ceramic tiled floor. Radiator.



KITCHEN/BREAKFAST ROOM - over measurement of 22'11 x 13'10 (6.99m x 4.22m):

KITCHEN AREA: Fitted with a good range of 'walnut' style wall and base units, comprising cupboards, drawers and shelves; glass display shelves and pelmet lighting. Granite work surfaces on two sides with inset double bowl sink. Stainless steel four ring gas hob with extractor hood above. Eye level double oven. Separate microwave. Integrated dishwasher. Low voltage lights. Double glazed window to rear garden.

BREAKFAST AREA: Double glazed window to rear. Radiator. Low voltage lights.



Kitchen



Breakfast Area

UTILITY ROOM 9'10 x 5'5 (3m x 1.65m): Fitted with a range of cupboards including tall broom cupboard. Work surfaces with inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Part tiled walls. Ceramic tiled floor. Wall mounted gas boiler. Double glazed window to front. Door to outside.

FAMILY ROOM 14'9 x 9'10 (4.5m x 3m) Accessed from the Kitchen: Ceramic tiled floor. Double radiator. Low voltage lights. French doors and windows leading to patio and rear garden.

GALLERIED FIRST FLOOR LANDING: With overall measurement 16'8 x 14'7 (5.08m x 4.44m): Double glazed windows to front. Radiator. Large airing cupboard.

MASTER BEDROOM SUITE - 14'0 x 12'4 (4.27m x 3.76m): Fitted with a range of bedroom furniture. Two double glazed windows to front. Two radiators. Opening to:

DRESSING ROOM: With fitted wardrobes to one wall. Double glazed window. Radiator.

EN-SUITE BATHROOM: Panelled bath with central wall mounted taps and additional hand held shower fitting. Vanity wash hand basin with a range of cupboards and display shelves. Low level w.c.. Ceramic tiled floor. Part tiled walls. Double glazed frosted window. Shower cubicle with smoked glass door and Aqualisa power shower.

BEDROOM 2 - 13'4 x 11'3 (4.06m x 3.43m): Two double glazed windows to the front. Two radiators. Two fitted double wardrobes with high level storage shelf.

EN-SUITE BATHROOM: Panelled bath with central wall mounted taps and additional hand held shower fitting. Pedestal wash hand basin with a range of cupboards and display shelves. Low level w.c.. Ceramic tiled floor. Part tiled walls. Double glazed frosted window. Shower cubicle with smoked glass door and Aqualisa power shower.

BEDROOM 3 - 12'1 x 11'1 (3.68m x 3.38m) Two double glazed windows to rear garden. Two radiators. Low voltage lights. Walk in storage cupboard.

EN-SUITE SHOWER ROOM: With wide shower cubicle with Aqualisa power shower and smoked glass door. Pedestal wash hand basin. Low level w.c. Ceramic tiled floor. Part tiled walls. Double glazed frosted window. Radiator.

From the **GALLERIED LANDING**, a staircase leads to a **SECOND FLOOR LANDING:** With eaves storage cupboard and additional walk in storage cupboard.

BEDROOM 4 - 14'9 x 13'9 (4.5m x 4.19m): Dormer window to front and rear. Fitted with a range of fitted bedroom furniture comprising bedside cabinets, display shelves and custom built wardrobes. Loft access. Radiator.

BEDROOM 5 -14'9 x 13'9 (4.5m x 4.19m): Dormer window to front and rear. Fitted with a range of fitted bedroom furniture comprising bedside cabinets, display shelves and custom built wardrobes. Loft access. Radiator.

FAMILY BATHROOM (from second floor landing): Panelled bath with independently operated Aqualisa power shower and wall mounted central mixer taps. Pedestal wash hand basin. Low level w.c. Extractor fan. Ceramic tiled floor. Part tiled walls.

OUTSIDE: To the front of the property there are **Landscaped Gardens and Driveway with Parking for Several Cars** leading to a **Triple Garage** with a double and single 'up and over' door, power and light. The **Rear Garden faces South** and is level and consists of mainly lawn with a few shrubs and a patio which follows round to a gate and a path leads to the garage.

NB - Annual Maintenance Charges for Communal Grounds, Lighting and Gates - £1,331.68

CURRENT COUNCIL TAX BAND (H) Tandridge District Council

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E-MAIL: enquiries@woodsproperty.co.uk

VIEWING *Strictly* by appointment with Vendor's Agent

AGENTS NOTE: The agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances, or specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves, etc. And accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specially itemised within these Particulars.