



RAYNERS  
TOWN & COUNTRY

HOMEFIELD ROAD  
WARLINGHAM, SURREY, CR6 9HQ



# GRANTCHESTER, 30 HOMEFIELD ROAD

## WARLINGHAM, SURREY, CR6 9HQ

Guide Price £1,895,000

This elegant detached residence has been thoughtfully extended to seamlessly blend traditional and modern design elements. Boasting a generous living space of 3710 sq ft, the property is situated along a private road in the prestigious 'Golden Triangle,' just half a mile from Warlingham Green. Arranged over two floors, the accommodation has undergone substantial enhancements by the current owners, resulting in a versatile and well-planned family home. The focal point of the residence is the open-plan kitchen/breakfast room, ideal for both family living and entertaining. This space features double French doors opening to the garden and roof lanterns that maximize natural light. The high-spec kitchen showcases white high gloss cabinetry, granite work surfaces, and a central island with a wine fridge. Integrated appliances include a 5-ring Range, dishwasher and Rangemaster fridge/freezer. The adjoining utility room also benefits from a roof lantern and is equipped with base cabinets, sink, granite worktops, plumbing for domestic appliances, and provides access to the garden.

The ground floor also encompasses a lounge, garden room, double-aspect dining room with a feature inglenook fireplace, a triple-aspect family room, study, and cloakroom. Upstairs, the first floor hosts five bedrooms, three with ensuite bath/shower rooms, and a family bathroom.



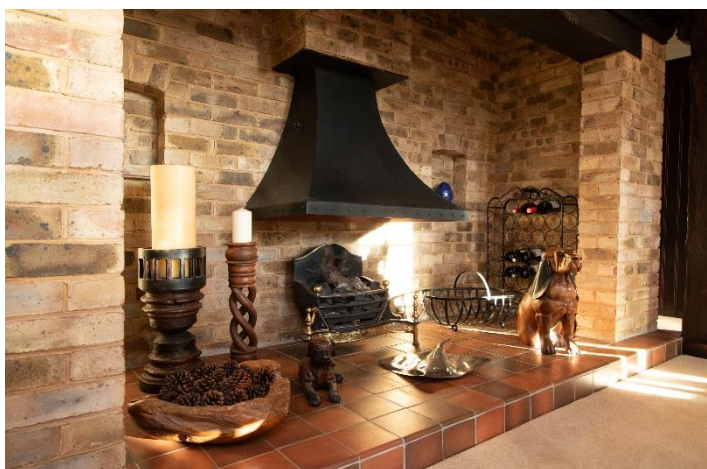
Situated on a highly regarded private residential road, the property is a short, level walk from Warlingham village, offering a picturesque green and a charming array of local shops, restaurants, and pubs. The Upper Warlingham Station (Zone 6) is 1.7 miles away, providing direct services to London Bridge and Victoria in approximately 30 minutes and the M25 motorway can be accessed at junction 6, just 4.4 miles away.











## Features include .....

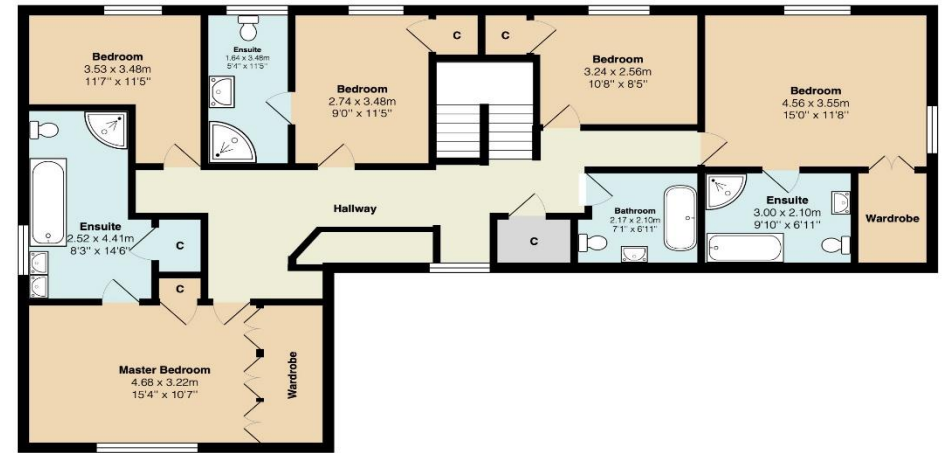
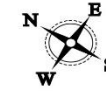
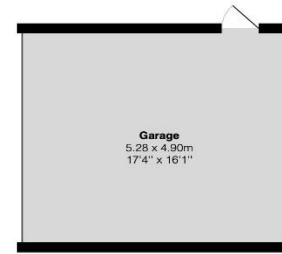
- Five Receptions Rooms
- Five Bedrooms
- Three En-Suites and one family bathroom
- Inglenook fireplace and separate wood burning stove
- Galleried First Floor Landing
- Superb Contemporary Style Kitchen/Breakfast Room and spacious utility room
- Superb Landscaped Level Gardens to Front and Rear
- Electric Entrance Gates
- Detached Double Garage Block with Pitched Roof
- Situated on one of Warlingham's most prestigious Roads



Nestled back from the road, the property is accessed through electric wrought iron gates, leading to a sweeping carriage gravel drive passing in front of the house and leading to the detached double garage. The front garden boasts well-stocked flower beds, while the architectural design of the rear garden features a level lawn and a central path leading to a seating area. A full-width terrace adjacent to the house includes a pergola, providing an ideal space for outdoor entertaining. Beautifully stocked borders with specialist plants and mature trees contribute to a high degree of privacy.



30 Homefield Road



Total Area: 344.6 m<sup>2</sup> ... 3710 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

**Tenure: Freehold Local Authority: Tandridge District Council**  
**Private road maintenance costs approx £60.00 per annum**  
**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

**Council Tax Band: G**

**EPC Rating: C**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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